

PB# 01-55

**Vantage Construction
(Sub.)**

32-2-51.2, 45, & 46.12

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY
DATE: 7-27-04
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**#52 ON AGENDA: MOTION – AUTHORIZATION TO REDUCE PERFORMANCE BOND -
VANTAGE SUBDIVISION**

Motion by Councilwoman Weyant, seconded by Councilwoman Mullarkey that the Town Board of the Town of New Windsor authorize the reduction of the performance bond for the Vantage Major Subdivision a/k/a Coach House Court a/k/a Meadow Ridge Subdivision (Planning Board # 01-55) from an amount of \$571,150.00 to \$34,700.00 as recommended by McGoey, Hauser and Edsall Consulting Engineers, P.C. by their letter dated December 27, 2006.

Roll Call: All Ayes

Motion Carried: 4-0

MERCURIO - NORTON - TAROLLI

Land Surveying - Engineering, P.C.

45 Main Street

P. O. Box 166 Pine Bush, New York 12566

845-744-3620 FAX: 845-744-3805

Alphonse Mercurio, L.S.

E-Mail: mntpc@frontiernet.net

John Tarolli, P.E., L.S.

William G. Norton, L.S. (NY & PA)

Kenneth W. Vriesema, L.S.

November 27, 2006

VANTAGE CONSTRUCTION, INC. SUBDIVISION COACH HOUSE COURT, TOWN OF NEW WINDSOR, ORANGE CO.

PUBLIC IMPROVEMENT BOND COST ESTIMATE REDUCTION REQUEST:

<u>ROADWAY IMPROVEMENTS</u>	<u>Amount</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Cost</u>	<u>Remaining</u>
Clear & Grade Road ROW	1,300	LF	\$ 16.50	\$21,450	----
Erosion Control	1	LS	12,000.00	12,000	----
Roadway Subbase (12" course)	4,800	SY	6.75	32,400	----
Asphalt Pavement (1.5" top)	4,800	SY	3.75	18,000	----
Asphalt Pavement (3-1/2" thick)	4,800	SY	8.75	42,000	----
Roadway ROW Topsoil & Seeding	1,300	LF	5.00	6,500	----
Concrete Monument	12	EA	125.00	1,500	1,500.00
Roadway As-builts	3,000	LS	3,000.00	3,000	3,000.00
Street Signs (traffic control)	4	EA	125.00	500	500.00
Street ID Sign	1	EA	150.00	150	----
Concrete Curbing	2,650	LF	17.00	45,050	----
Concrete Sidewalk (4' wide)	1,450	LF	20.00	29,000	----
Street Trees	65	EA	200.00	<u>13,000</u>	<u>13,000.00</u>
SUBTOTAL:				\$224,550	18,000.00

DRAINAGE IMPROVEMENTS

Catch Basin	13	EA	\$1,300.00	\$16,900	----
Stormwater Pipe (HDPE-50")	740	LF	30.00	22,200	----
Stormwater Pipe (HDPE - 18")	250	LF	35.00	8,750	----
Stormwater Pipe (HDPE -24")	200	LF	40.00	8,000	----
End Section (HDPE)	1	ea	500.00	<u>500</u>	<u>----</u>
SUBTOTAL				\$56,350	\$ 0.00

<u>ROADWAY IMPROVEMENTS</u>	<u>Amount</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Cost</u>	<u>Remaining</u>
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STORMWATER WATER QUALITY TREATMENT & DETENTION AREA

60,000	LS	\$60,000.00	\$60,000	\$ 5,000.00
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WATER IMPROVEMENTS

Watermain (D1-8")	1,250	LF	35.00	43,750	----
Tapping Sleeve and Vale (8")	1	EA	2,500.00	2,500	----
Hydrant Assembly	4	EA	1,800.00	7,200	----
House Services	18	EA	650.00	<u>11,700</u>	----
SUBTOTAL:				\$125,150	\$ 0.00

SEWER IMPROVEMENTS

Sewer Main (PVC-8")	1,225	LF	40.00	49,000	----
Sewer Manholes	7	EA	1,500.00	10,500	----
Doghouse Sewer Manhole	1	EA	1,000.00	1,000	----
House Lateral	18	EA	600.00	10,800	----
Pump Station Upgrade	80,000	LS	80,000.00	80,000	----
SUBTOTAL				\$151,300	\$ 0.00
TOTAL:				<u>\$557,350.00</u>	<u>\$23,000.00</u>

REDUCTION REQUESTED TO: \$23,000.00



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

13 November 2001

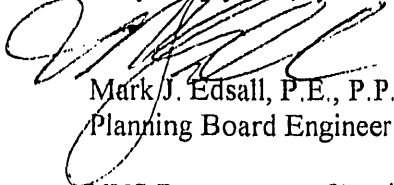
SUBJECT: VANTAGE CONSTRUCTION MAJOR SUBDIVISION
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
(NWPB REF. NO. 01-55)

To all Involved Agencies:

The Town of New Windsor Planning Board has had placed before it an application for Major Subdivision approval of the Vantage Construction Corp. Subdivision project, located off Riley Road within the Town. The project involves, in general, the subdivision of the 17 acres into twenty (20) single-family residential lots. It is the opinion of the Town of New Windsor Planning Board that the action is an Unlisted Action under SEQRA. This letter is written as a request for Lead Agency Coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA review process, sent to the Planning Board at the above address, attention of Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved agency desire the Lead Agency position; it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a written response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position. Thank you for your attention to this matter. Should you have any questions regarding this notice, please feel free to contact the undersigned at the above number or (845) 567-3100.

Very truly yours,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

NYS Department of Environmental Conservation, New Paltz
New York State Parks, Recreation and Historic Preservation
Orange County Department of Health
George J. Meyers, Town of New Windsor Supervisor (w/o encl)
Town of New Windsor Town Clerk (w/o encl)
Orange County Department of Planning
Myra Mason, Planning Board Secretary
Planning Board Attorney (w/o encl)
Applicant (w/o encl)

Appendix A

State Environmental Quality Review

FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☐ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a negative declaration will be prepared.
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED** negative declaration will be prepared.*
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a positive declaration will be prepared.

* A Conditioned Negative Declaration is only valid for Unlisted Actions

VANTAGE CONSTRUCTION CORP. SUBD.

Name of Action

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

PART 1—PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION <u>VANTAGE CONSTRUCTION CORP. SUBD.</u>		
LOCATION OF ACTION (Include Street Address, Municipality and County) <u>RILEY ROAD, (T) MAMAKATING, ORANGE CO.</u>		
NAME OF APPLICANT/SPONSOR <u>VANTAGE CONSTRUCTION CORP.</u>		BUSINESS TELEPHONE <u>(945) 629-1007</u>
ADDRESS <u>370 SO. PLANK RD.</u>		
CITY/PO <u>NEWBURGH</u>	STATE <u>NY</u>	ZIP CODE <u>12550</u>
NAME OF OWNER (If different) <u>FRONTERA & THE ARTHUR W. SHERMAN FAM. TRUST</u>		BUSINESS TELEPHONE <u>() —</u>
ADDRESS <u>C/O VANTAGE CONSTRUCTION CORP. (SEE ABOVE)</u>		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION <u>20 LOT RESIDENTIAL DEVELOPMENT IN EX. WATER & SEWER DISTRICTS, WITH ± 1100 LF OF PROPOSED ROAD, SEWER & WATER LINES. TWO LOTS WITH CONTAIN EX. DWELLINGS.</u>		

Please Complete Each Question—Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Other _____

2. Total acreage of project area: 17 acres.

APPROXIMATE ACREAGE

Meadow or Brushland (Non-agricultural)

	PRESENTLY	AFTER COMPLETION
	<u>8.5</u> acres	<u>0</u> acres

Forested

	<u>6</u> acres	<u>2</u> acres
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Agricultural (Includes orchards, cropland, pasture, etc.)

	<u>—</u> acres	<u>—</u> acres
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Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)

	<u>—</u> acres	<u>—</u> acres
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Water Surface Area

	<u>—</u> acres	<u>—</u> acres
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Unvegetated (Rock, earth or fill)

	<u>—</u> acres	<u>—</u> acres
--	----------------	----------------

Roads, buildings and other paved surfaces

	<u>0.5</u> acres	<u>2.5</u> acres
--	------------------	------------------

Other (Indicate type) LAWNS

	<u>2</u> acres	<u>12.5</u> acres
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3. What is predominant soil type(s) on project site? MARDIN.

- a. Soil drainage: ☒ Well drained 50 % of site ☒ Moderately well drained 40 % of site
☐ Poorly drained 10 % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? — acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No

- a. What is depth to bedrock? 23 (in feet)

5. Approximate percentage of proposed project site with slopes: ☒ 0-10% 60 % ☒ 10-15% 30 %
☒ 15% or greater 10 %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? ☐ Yes ☒ No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No
8. What is the depth of the water table? 73 (in feet)
9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
☐ Yes ☒ No According to _____
Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
☐ Yes ☒ No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
☐ Yes ☒ No If yes, explain _____
14. Does the present site include scenic views known to be important to the community?
☐ Yes ☒ No
15. Streams within or contiguous to project area: NONE.
a. Name of Stream and name of River to which it is tributary _____
16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name UNNAMED b. Size (In acres) < 0.5 AC.
17. Is the site served by existing public utilities? ☒ Yes ☐ No
a) If Yes, does sufficient capacity exist to allow connection? ☒ Yes ☐ No
b) If Yes, will improvements be necessary to allow connection? ☒ Yes ☐ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 17 acres.
- b. Project acreage to be developed: 17 acres initially; 17 acres ultimately.
- c. Project acreage to remain undeveloped 0 acres.
- d. Length of project, in miles: _____ (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed _____ %;
- f. Number of off-street parking spaces existing 6; proposed 36.
- g. Maximum vehicular trips generated per hour ±20 (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | <u>18</u> | <u>—</u> | <u>—</u> | <u>—</u> |
| Ultimately | <u>18</u> | <u>—</u> | <u>—</u> | <u>—</u> |
- i. Dimensions (in feet) of largest proposed structure 35 height; 40 width; 60 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? ±2700 ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 300 tons/cubic yards
3. Will disturbed areas be reclaimed? ☒ Yes ☐ No ☐ N/A
- a. If yes, for what intended purpose is the site being reclaimed? LAWNS
- b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? ± 6 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
☐ Yes ☒ No
6. If single phase project: Anticipated period of construction 24 months, (including demolition).
7. If multi-phased: NA
- a. Total number of phases anticipated _____ (number).
- b. Anticipated date of commencement phase 1 _____ month _____ year, (including demolition).
- c. Approximate completion date of final phase _____ month _____ year.
- d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No
8. Will blasting occur during construction? ☐ Yes ☒ No
9. Number of jobs generated: during construction 50; after project is complete 0.
10. Number of jobs eliminated by this project 0.
11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No If yes, explain _____
12. Is surface liquid waste disposal involved? ☒ Yes ☐ No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount DOMESTIC SEWAGE (6400 gpd)
- b. Name of water body into which effluent will be discharged HUDSON RIVER
13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No
Explain _____
15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☒ No
16. Will the project generate solid waste? ☒ Yes ☐ No
- a. If yes, what is the amount per month 4 tons
- b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No
- c. If yes, give name AL TURI LANDFILL; location NEW HAMPTON
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No
- e. If Yes, explain _____
17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? ☐ Yes ☒ No
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No
21. Will project result in an increase in energy use? ☒ Yes ☐ No
If yes, indicate type(s) ELECTRICAL
22. If water supply is from wells, indicate pumping capacity _____ gallons/minute.
23. Total anticipated water usage per day 6400 gallons/day.
24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No
If Yes, explain _____

25. Approvals Required:

		Type	Submittal Date
City, <u>Town</u> , Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>ROAD ACCEPTANCE</u>	
City, <u>Town</u> , Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>SUBDIVISION</u>	<u>9/01</u>
City, <u>Town</u> Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, <u>County</u> Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>REALTY SUBD / WATER MAIN EXT.</u>	
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>NYSDEC: SEWER MAIN EXT.</u>	
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Zoning and Planning Information

- Does proposed action involve a planning or zoning decision? ☐ Yes ☐ No
If Yes, indicate decision required:
☐ zoning amendment ☐ zoning variance ☐ special use permit ☒ subdivision ☐ site plan
☐ new/revision of master plan ☐ resource management plan ☐ other _____
- What is the zoning classification(s) of the site? R-3
- What is the maximum potential development of the site if developed as permitted by the present zoning?
20 LOTS
- What is the proposed zoning of the site? NA
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?
- Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No
- What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
RESIDENTIAL
- Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? ☒ Yes ☐ No
- If the proposed action is the subdivision of land, how many lots are proposed? 20
a. What is the minimum lot size proposed? 22,100 SF.
- Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☒ Yes ☐ No
a. If yes, is existing capacity sufficient to handle projected demand? ☒ Yes ☐ No
- Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No
a. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

MERCURIO, NORTON & TAROLLI
LAND SURVEYING-ENGINEERING, P.C.
P.O. BOX 166
PINE BUSH, NEW YORK 12566

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name VANTAGE CONSTRUCTION CORP Date 11/6/01
Signature Xu Tarolli PE/LS Title Project Engineer

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

Part 2—PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- Answer each of the 20 questions in PART 2. Answer Yes if there will be any impact.
- Maybe answers should be considered as Yes answers.
- If answering Yes to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the Yes box in column 3. A No response indicates that such a reduction is not possible. This must be explained in Part 3.

IMPACT ON LAND

1. Will the proposed action result in a physical change to the project site?
☐ NO ☐ YES

Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts _____

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) ☐ NO ☐ YES

- Specific land forms: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON WATER

3. Will proposed action affect any water body designated as protected?
(Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

Examples that would apply to column 2

- Developable area of site contains a protected water body.
- Dredging more than 100 cubic yards of material from channel of a protected stream.
- Extension of utility distribution facilities through a protected water body.
- Construction in a designated freshwater or tidal wetland.
- Other impacts: _____

4. Will proposed action affect any non-protected existing or new body of water? ☐ NO ☐ YES

Examples that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts: _____

5. Will Proposed Action affect surface or groundwater quality or quantity? ☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- Proposed Action locates commercial and/or Industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- Other Impacts: _____

6. Will proposed action alter drainage flow or patterns, or surface water runoff? ☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action would change flood water flows.

[illegible]

- IMPACT ON AIR**
7. Will proposed action affect air quality? ☐ NO ☐ YES
Examples that would apply to column 2

- Proposed Action will induce 1,000 or more vehicle trips in any given hour.
- Proposed Action will result in the incineration of more than 1 ton of refuse per hour.
- Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.
- Proposed action will allow an increase in the amount of land committed to industrial use.
- Proposed action will allow an increase in the density of industrial development within existing industrial areas.
- Other impacts: _____

8. Will Proposed Action affect any threatened or endangered species? ☐ NO ☐ YES
Examples that would apply to column 2

- Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.
- Removal of any portion of a critical or significant wildlife habitat.
- Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.
- Other impacts: _____

9. Will Proposed Action substantially affect non-threatened or non-endangered species? ☐ NO ☐ YES
Examples that would apply to column 2 _____.

- Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.
- Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.

10. Will the Proposed Action affect agricultural land resources? ☐ NO ☐ YES

- Examples that would apply to column 2
- The proposed action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)

8

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6 NYCRR 617.14(g)? ☐ NO ☐ YES
List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

- Proposed Action to locate within the CEA?
- Proposed Action will result in a reduction in the quantity of the resource?
- Proposed Action will result in a reduction in the quality of the resource?
- Proposed Action will impact the use, function or enjoyment of the resource?
- Other impacts: _____

.....

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?
☐ NO ☐ YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: _____

IMPACT ON ENERGY

16. Will proposed action affect the community's sources of fuel or energy supply? ☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: _____

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[illegible]

NOISE AND ODOR IMPACTS

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? ☐NO ☐YES

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: _____

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?

☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: _____

IMPACT ON GROWTH AND CHARACTER
OF COMMUNITY OR NEIGHBORHOOD

19. Will proposed action affect the character of the existing community?

☐ NO ☐ YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other Impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

20. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?

☐ NO ☐ YES

If any action in Part 2 is identified as a potential large impact or if you cannot determine the magnitude of impact, proceed to Part 3

Part 3—EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is important.

To answer the question of importance, consider:

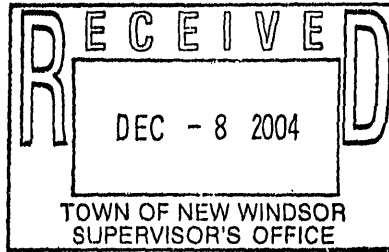
- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)



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(845) 567-3100
FAX: (845) 567-3232
E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:
MJE@MHEPC.COM

7 December 2004

Town of New Windsor Town Board
555 Union Avenue
New Windsor, NY 12553

ATTENTION: GEORGE J. MEYERS, TOWN SUPERVISOR

SUBJECT: VANTAGE CONSTRUCTION MAJOR SUBDIVISION (COACHOUSE CT.)
RECOMMENDATION FOR BOND REDUCTION
Planning Board Application 01-55

Dear Supervisor Meyers:

S/B \$571,150.00

Vantage Construction, Inc. previously submitted a public improvement cost estimate for all the work of the subject project. The original approved bond amount was ~~\$557,350~~. Since that time, the Developer has caused the completion of a substantial amount of the public improvement work of this section of the project.

The developer and their consultant submitted a breakdown for remaining work, and have requested a reduction in the bond. **We have reviewed this estimate and hereby recommend that the Town Board authorize a reduction in the performance security to a (revised) amount of \$ 265,547.00 for the remaining work.** The value was revised to reflect anticipated curb repairs, clean-out of stormwater piping and basins, completion and maintenance of soil erosion prevention systems, completion of concrete sidewalks, and submittal of final as-built documents. A copy of the breakdown is attached hereto.

If you have any questions regarding the above, please do not hesitate to contact me.

Very truly yours,

[Signature]
Mark J. Edsall, P.E.
Engineer for the Town

cc: Richard D. McGoe, P.E., Engineer for the Town (via fax)
Phil Crotty, Esq., Attorney for the Town (via fax)

*To be done at
1/5/05 Town Board
Meeting
\$265,547.00*

REGIONAL OFFICES
• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3391 •

MERCURIO - NORTON - TAROLLI*Land Surveying - Engineering, P.C.*

45 Main Street

P. O. Box 168 Pine Bush, New York 12566

845-744-3820 FAX: 845-744-3805

Alphonse Mercurio, L.S.

E-Mail: mntpc@cs.com

John Tarolli, P.E., L.S.

William G. Norton, L.S. (NY & PA)

Kenneth W. Vriesema, L.S.

August 26, 2004

VANTAGE CONSTRUCTION, INC. SUBDIVISION**PUBLIC IMPROVEMENT BOND COST ESTIMATE**

<u>ROADWAY IMPROVEMENTS</u>	<u>Amount</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Cost</u>	<u>Remaining</u>
Clear & Grade Road ROW	1,300	LF	\$16.50	\$21,450.00	---
Erosion Control	1	L.S.	12,000.00	12,000.00	4,000 6,000
* Roadway Subbase (12" course)	4,800	SY	6.75	32,400.00	6,480
Asphalt Pavement (1.5" top)	4,800	SY	3.75	18,000.00	18,000
* Asphalt Pavement (3-1/2" thick)	4,800	SY	8.75	42,000.00	8,400
Roadway ROW Topsoil & Seeding	1,300	LF	5.00	6,500.00	6,500
Concrete Monuments	12	EA	125.00	1,500.00	1,500
Roadway As-builts	3,000	LS	3,000.00	3,000.00	3,000
Street Signs (traffic control)	4	EA	125.00	500.00	500
Street ID Sign	1	EA	150.00	150.00	150
* ² Concrete Curbing	2,650	LF	17.00	45,050.00	--- 4505
Concrete Sidewalk (4' wide)	1,450	LF	20.00	29,000.00	29,000
Street Trees	65	EA	200.00	13,000.00	13,000
SUBTOTAL:				\$224,550.00	75,650 97,035
<u>DRAINAGE IMPROVEMENTS</u>					
Catch Basin 102' flurb etc.	13	EA	\$1,300.00	\$16,900.00	--- 1690
Stormwater Pipe (HDPE - 15")	740	LF	30.00	22,200.00	---
Stormwater Pipe (HDPE - 18")	250	LF	35.00	8,750.00	---
Stormwater Pipe (HDPE - 24")	200	LF	40.00	8,000.00	---
End Section (HDPE)	1	EA	500.00	500.00	---
SUBTOTAL:				\$56,350.00	0 1690

* provide for 20% reconstruction.
 * provide for 10% reconstruction

Land Surveying - Sewer System Design - Subdivisions

	<u>Amount</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Cost</u>	<u>Remaining</u>
<u>STORMWATER WATER QUALITY TREATMENT & DETENTION AREA</u>					
	60,000	LS	\$60,000.00	\$60,000.00	60,000

WATER IMPROVEMENTS

Watermain (D1-8")	1,250	LF	35.00	43,750.00	----
Tapping Sleeve and Valve (8")	1	EA	2,500.00	2,500.00	----
Hydrant Assembly	4	EA	1,800.00	7,200.00	----
House Services	18	EA	650.00	11,700.00	----

SUBTOTAL:*50% testing data etc.*

\$125,150.00

0 6257

SEWER IMPROVEMENTS

Sewer Main (PVC - 8")	1,225	LF	40.00	49,000.00	----
Sewer Manholes	7	EA	1,500.00	10,500.00	----
Doghouse Sewer Manhole	1	EA	1,000.00	1,000.00	----
House Lateral	18	EA	600.00	10,800.00	----
Pump Station Upgrade	80,000	LS	80,000.00	80,000.00	----

SUBTOTAL:*50% testing data etc.*

\$151,300.00

per ROM 150,000
~~80,000~~ 150,000
~~80,000~~ 3565**TOTAL:**~~\$557,350.00~~~~215,650~~

Roadway & Utility As-built. \$ 5000
Monumentation \$ 2000

*\$ 265,547**[Signature]*

P.B. # 01-55

Vantage Construction, Inc.

372 South Plank Rd
Newburgh, New York 12550
Phone: 845-564-0002
Fax: 845-564-0003
Email: Vantageinc372@hotmail.com

August 26, 2004

Town of New Windsor
Building Dept. & Planning Board
Att: Myra
555 Union Ave
New Windsor, NY 12553

Re: Coachouse Court & Riley Rd

Dear Myra,

This is to inform you of our request to reduce the letter of credit in place at the Town of New Windsor in the name of Garfield Developers. The cost breakdown form originally utilized to prepare the bond estimate in August 2003 is used, for clarity, as a basis to calculate the requested bond reduction amount of \$341,700.00. This would result in an adjusted (reduced) bond amount of \$215,650.00.

We are requesting that the present bond amount of \$557,350.00 be reduced to \$215,650.00.

Thank you for your timely attention.



Andrew T. Bell

Cc: Todd Kelson
Mark Edsall

629-1007

cc: M.E.

Vantage Const. 01-55

PUBLIC IMPROVEMENT BOND UNIT PRICES

(Updated January 2002)

<u>ROADWAY IMPROVEMENTS</u>	<u>Amount</u>			<u>Cost</u>
Clear & Grade Road ROW		SF	\$ 0.75	
Clear & Grade Road ROW	1300	LF	\$ 16.50	21450.00
Erosion Control	1	LS Establish Per Acre Value Per Conditions	12,000.00	12,000.00
Roadway Subbase		CY	\$ 20.00	
Roadway Subbase (8" course)		SY	\$ 4.50	
Roadway Subbase (12" course)	4800	SY	\$ 6.75	32,400.00
Roadway Subbase (15" course)		SY	\$ 8.35	
Asphalt Pavement		Ton	\$ 45.00	
Asphalt Pavement (1.5" top)	4800	SY	\$ 3.75	18,000.00
Asphalt Pavement (2" top)		SY	\$ 5.00	
Asphalt Pavement (3" thick)		SY	\$ 7.50	
Asphalt Pavement (3.5" thick)	4800	SY	\$ 8.75	42,000.00
Asphalt Pavement (4" thick)		SY	\$ 10.00	
Asphalt Pavement (5" thick)		SY	\$ 12.50	
Tack Coat		SY	\$ 0.40	
Double Surface Treatment		SY	\$ 6.00	
Roadway ROW Topsoil & Seeding		SY	\$ 2.00	
Roadway ROW Topsoil & Seeding	1300	LF	\$ 5.00	6,500.00
Concrete Monuments	12	EA	\$ 125.00	1,500.00
Roadway As-builts	1	LS	\$2-4000	3,000.00
Street Signs (Traffic Control)	4	EA	\$ 125.00	500.00
Street ID Sign	1	EA	\$ 150.00	150.00
Concrete Curbing	2650	LF	\$ 19.00	50,350.00
Concrete Sidewalk		SY	\$ 45.00	
Concrete Sidewalk (4' wide)	1450	LF	\$ 20.00	29,000.00
Concrete Sidewalk (5' wide)		LF	\$ 25.00	
Street Trees (0.0" caliper)	65	EA	\$200.00	13,000.00
Street Lights (std. Luminaire, U/G feed)		EA		
Guide Rail		LF	\$ 25.00	
<u>DRAINAGE IMPROVEMENTS</u>				
Stormwater Catch Basin	12	EA	\$1300.00	15,600.00
Stormwater Manhole		EA	\$1500.00	
Connection to Existing Catch Basin		EA	\$1000.00	
Stormwater Pipe (CMP - 15" coated)		LF	\$ 33.00	
Stormwater Pipe (CMP - 18" coated)		LF	\$ 38.00	
Stormwater Pipe (CMP - 24" coated)		LF	\$ 43.00	
Stormwater Pipe (CMP - 30" coated)		LF	\$ 48.00	
Stormwater Pipe (CMP - 36" coated)		LF	\$ 58.00	
Stormwater Pipe (CMP - 48" coated)		LF	\$ 68.00	
End Section (CMP coated)		EA	\$ 300.00	
Stormwater Pipe (HDPE - 15")	700	LF	\$ 30.00	21,000.00
Stormwater Pipe (HDPE - 18")	250	LF	\$ 35.00	8,750.00

Sub-Total \$275,200.00

	<u>Amount</u>			<u>Cost</u>
Stormwater Pipe (HDPE - 24")	200	LF	\$ 40.00	\$ 8,000.00
Stormwater Pipe (HDPE - 30")		LF	\$ 45.00	
Stormwater Pipe (HDPE - 36")		LF	\$ 55.00	
End Section (HDPE)	1	EA	\$ 500.00	500.00
Concrete Headwall		EA	\$5000.00	
Rip Rap Drainage Channel		LF	\$ 6.00	
Non-lined Drainage Channel		LF	\$ 4.00	
Perforated Pipe/Stone Underdrain		LF	\$ 7.50	
Detention Area	1	LS	\$60,000.00	\$60,000.00

WATER IMPROVEMENTS

Watermain (DI - 8")	1250	LF	\$ 45.00	56,250.00
Gate Valve (8")		EA	\$1000.00	
Tapping Sleeve and Valve (8")	1	EA	\$2500.00	2,500.00
Watermain (DI - 12")		LF	\$ 50.00	
Gate Valve (12")		EA	\$2000.00	
Hydrant Assembly	4	EA	\$1800.00	7,200.00
House Services	18	EA	\$ 650.00	11,700.00
Air Relief Valve & Vault		EA	\$3000.00	
Pressure Reducing Valve & Vault		EA	\$10,000	

SEWER IMPROVEMENTS

Sewer Main (PVC - 8")	1225	LF	40.00	49,000.00
Sewer Main (PVC - 12")		LF		
Sewer Manholes	6	EA	\$1500.00	9,000.00
Doghouse Sewer Manhole	1	EA	1000.00	1,000.00
House Lateral	18	EA	\$ 600.00	10,800.00
Pump Station Upgrade	1	LS	\$20,000.00	20,000.00

NOTES: All prices based on new construction or work off existing roads.
 Additional cost for work within existing paved areas for pavement replacement.

\$295,950.00

Total: \$ 571,150.00

**Cornwall Central School District
Pump Station No. 11 Rehabilitation**

Bid Tabulation

Item No.	Description	Waltech Construction	Globe Contracting, LLC	C.A. Phillips Construction Corp.	R.S. Pantel, Inc.
1	Gen. Work	\$124,747.00	\$168,000.00	\$202,699.00	\$219,000.00
2	Rock Excavation & Removal (for 10 CY)	\$350.00	\$350.00	\$1,000.00	\$1,000.00
3	Add'l Select Fill (for 25 CY)	\$25.00	\$625.00	\$550.00	\$5,000.00
4	Add'l Crushed Stone (For 25 CY)	\$25.00	\$800.00	\$750.00	\$2,500.00
TOTAL		\$125,147.00	\$169,775.00	\$204,999.00	\$227,500.00

* \$150,000.00

Per Dick McGloay
12/7/04

JMOA Engineering, P.C.

A Division of The SAVIN Group



TOWN OF NEW WINDSOR ENGINEER'S OFFICE

MEMO FOR FILE

FILE NAME: VANTAGE CONSTRUCTION SUBDIVISION

FROM: RICHARD D. MC GOEY, P.E.,
ENGINEER FOR THE TOWN

DATE: 16 NOVEMBER 2004

On this date I called John Egitto to discuss the status of the review of the pump station submittal by Vantage. John indicated that he received my comments and discussed all of the comments with Vantage and Smith & Loveless last week in the field. The issues are now all clear and there does not appear to be any outstanding issues on the town's part. The contractor will be ordering the pump station; however, work on the pump station will not proceed again until March or April. John Egitto indicated that this has been found to be OK by Mike Babcock and Mike agreed to issue a couple of Certificates of Occupancy.

(See attached 27 October 2004 letter from Bipin Gandhi).

RDM:mlm



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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fax: (845) 567-3232

e-mail: mheny@mhepc.com

13 October 2005

MEMORANDUM

TO: MICHAEL BABCOCK, BUILDING AND ZONING INSPECTOR

**SUBJECT: EROSION AND SEDIMENT CONTROL
MEADOW RIDGE
TOWN OF NEW WINDSOR PB NO. 01-55**

Pursuant to a request made by the Town, due to resident complaints, I conducted a site visit on Wednesday 12 October 2005 to the abovementioned property with regards to the status of the erosion and sediment control measures in-place and their effectiveness.

At the time of my visit the roadway sag was inundated with sediment laden stormwater and the temporary pond at full capacity discharging same waters to the tributary channel at the rear of the pond. Observed were the stone catch basin inlet protections installed at each catch basin overcome with sediment and leaf debris greatly reducing the ability of the protection system to filter the stormwater prior entering the closed storm sewer. Also noted were many areas of silt fence that had been knocked down and overflowing with stormwater, as well as hay bales acting as check dams in yards being undercut by the volume of water flowing. There was also waters being contributed by the Westerly neighbor on Riley Rd out their driveway and into the subdivisions roadway, adding to the volume in the roadway sag and the pond.

It was evident that after the heavy rains of last weekend that any post-storm maintenance was either not performed or was substandard in quality. Had the means and methods for erosion and sediment control been repaired after the weekend storm, the amount of sediment transport witnessed during the current storm could have been greatly reduced.

Please consider this memo notice for the developer being in non-conformance with their Permit for Stormwater Discharges Associated with Construction Activity for not maintaining the practices in use.

Respectfully submitted,

McGoey, Hauser & Edsall
Consulting Engineers, P.C.

Brendan Masterson
Project Engineer

Cc: Mark J. Edsall, P.E.

REGIONAL OFFICES

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

TOWN OF NEW WINDSOR

COMPLAINTS REFERRED TO TOWN ENGINEERS

DATE COMPLAINT RECEIVED: 12-19-2005

DATE SENT TO MH&E: 12-20-05

NAME AND ADDRESS OF COMPLAINANT:

DANE ANDERSON, Old Hemlock Drive
RESIDENT OF WINDSOR WOODS SUBDIVISION

PHONE #: 527-2126 PROJECT#: 01-55 PROJECT NAME: MEADOW RIDGE
SUBDIVISION (f/k/a VANTAGE) - COACH HOUSE COURT

NATURE OF COMPLAINT: BEING FLOODED DUE TO THE GRADING OF WORK
BEING DONE ON COACH HOUSE COURT.

* * * * *

PERSON AT MH&E HANDLING PROBLEM: Mark Edsall & Mike Kelly

DATE OF INSPECTION OF SITE: 12-5-05 (based on prior verbal from B.I.)

RESULTS OF INSPECTION: A field review indicates that no stormwater from public
improvements is being directed toward complainant's property. MK contacted Chris of
Hallmark Homes who indicates that complainant removed a stone wall and, in addition, his
children operate four-wheelers in the subject area. Tire tracks promote direction and
concentration of drainage.

RECOMMENDED ACTION:

Both properties are privately owned and occupied. No public improvements are involved in
condition. This is a civil matter.

NO ACTION - CIVIL MATTER: X

MH&E TAKING CORRECTIVE ACTION IN FIELD: _____

VIOLATION RECOMMENDED (see comments below):

STORM WATER REGS: _____
SITE PLAN REGS: _____
SUBDIVISION REGS: _____

CONTACT COMPLAINANT:

TOWN X MH&E _____ NOTES: _____

CC: MYRA MASON, BUILDING DEPT, FIRE INSPECTOR

12/20/05
Ken - said he will call the complainant and give him results.
me

MERCURIO - NORTON - TAROLLI

Land Surveying - Engineering, P.C.

45 Main Street
P. O. Box 166 Pine Bush, New York 12566

845-744-3620 FAX: 845-744-3805

Alphonse Mercurio, L.S.
William G. Norton, L.S. (NY & PA)

E-Mail: mntpc@cs.com

John Tarolli, P.E., L.S.
Kenneth W. Vriesema, L.S.

TECHNICAL SPECIFICATIONS

SEWER LINE EXTENSION

VANTAGE CONSTRUCTION, INC.

TOWN OF NEW WINDSOR
ORANGE COUNTY

Prepared By:

Mercurio-Norton-Tarolli
Engineering & Surveying
45 Main Street
Pine Bush, NY 12566



2766sew.techrep

A) GENERAL

The Contractor shall supply all labor, tools, materials and equipment to construct and test the work as described in these specifications and on the accompanying drawings. All reference to the standards specifications, regulations, etc. are meant to be as of the latest revisions.

To protect people from injury and to avoid property damage, adequate barricades, construction signs and guards, as required, shall be placed and maintained during the progress of the construction work. Whenever required, watchmen shall be provided to prevent accidents.

The rules and regulations of the local, state and federal authorities respecting safety provisions shall be observed.

B) LINES AND GRADES

The Engineer will establish survey control and layout. From these established lines and bench marks, the Contractor shall run all lines and levels and do all other necessary work to construct his work in accordance with the dimensions and elevations shown on the drawings. The Contractor shall employ properly qualified personnel to perform the work herein described. The Contractor shall also furnish and set all templates and batter boards necessary. The Contractor shall be held responsible for the preservation of all stakes and marks established by the Engineer and if any of the stakes and marks are carelessly or willfully disturbed, the responsibility of replacing them shall be the Contractors. No backfilling shall be initiated until the Engineer or the Owner has checked and approved the location of pipes and structures.

C) PROTECTION OF UTILITIES, STRUCTURES & PROPERTY

Temporary support, adequate protection and maintenance of all underground and surface utility structures, drains, waterline and other obstructions encountered in the progress or the work shall be furnished by the Contractor, at his own expense, under the direction of the Engineer or Owner. The Contractor should thoroughly familiarize himself with existing utilities and other new utilities being installed on this project. The existing utility location shown on the plans are approximate. The Contractor shall verify and locate all existing utilities in the field. Any damage occurring to the existing utility shall be repaired at the Contractors' expense.

D) CLEARING

The site of all excavation shall be first cleared of all lumber, stumps, trees, brush and rubbish which shall be removed or disposed of off-site in a satisfactory manner.

E) TRENCH EXCAVATION

The Contractor shall excavate pipe trenches to the lines and grades shown on the plans or as ordered by the Engineer. The width of the trench shall be made as narrow as practicable with minimum width as shown on the plans. The sides of the trench between the centerline of the pipe and an elevation one (1) foot above the top of the pipe shall be vertical. Trench width when excavating rock, shall be as specified under rock excavation. The depth of trench shall be sufficient to provide a cover over the top of the pipe as shown on the drawings.

The Contractor shall provide adequate equipment for pumping or bailing all water which accumulates in the trenches and structure excavations and shall perform all work and furnish all materials and equipment to keep the excavations free from water at all times during the construction of the work. In no case will the Contractor be allowed to make joints under water.

In trench excavation under pavement, the Contractor shall saw cut the existing pavement as shown on the plans. The concrete or asphalt pavement shall then be removed and disposed of. The gravel base course and foundation materials, if suitable, shall be retained for backfilling. If any material is found to be unsuitable, it shall be replaced with run-of-bank gravel or crusher run-stone as directed by the Engineer.

The Contractor shall furnish, place and maintain such sheeting and bracing as may be necessary to conform to the New York State Industrial Code 23 and the Federal 1970 Occupation Safety and Health Act along with their current revisions.

All trenches and excavations shall be properly sheeted and braced where necessary for the safety of personnel or the protection of the work; or to maintain the maximum trench widths specified as shown on the drawings; or to prevent the disturbance of settlement of adjacent foundations or structures. Where necessary, sheeting shall be driven ahead of the excavation as it advances. The bracing shall be so arranged as not to place any stress on portions of the completed work until the general construction thereof has proceeded far enough to provide ample strength in the opinion of the Engineer. Any damage to new or existing structures, occurring through settlement, water or earth pressures, slides, caves or

other causes due to failure or lack of sheeting or bracing or improper bracing, or through negligence or fault of the Contractor in any other manner, shall be repaired by the Contractor at his own expense.

F) ROCK EXCAVATION

Rock excavation shall comprise solid rock in the original bed or well defined ledges and which can only be removed by continuous blasting and/or continuous drilling or use of jack hammers and shall include all boulders or detached pieces of rock $\frac{1}{2}$ cubic yard or more in content. Concrete paving or other types of permanent paving, sidewalks, curbs and gutters will not be considered as rock excavation. In the event that rock is encountered, the Engineer will take cross sections of the rock uncovered. The Contractor shall not proceed with the excavation of the material claimed as rock until classified by the Engineer. Failure on the part of the Contractor to uncover such material, notify the Engineer and allow ample time for cross-sectioning the undisturbed surface of such material, will forfeit the Contractor's right-of-claim to any classification other than that allowed by the Engineer for the areas of the work in which such deposits occur. Blasting operations shall be in strict accordance with all existing ordinances and regulations and all blasting shall be done as directed by the Engineer or Owner. All exposed structures shall be carefully protected from the effects of blast and all blasts shall be covered with heavy steel blasting mats. The blasting shall be done only by experienced men. Very light charges of explosives shall be used in the vicinity of sewers or water mains or other subsurface structures. Any damage done shall be promptly repaired by the Contractor at his own expense. Where there are no local ordinances governing blasting and the storage of explosives, all blasting supplies shall be stored in a manner approved by the Engineer and a watchman shall be stationed at all times at the place of storage. In no case shall caps or other exploders be kept at the place where dynamite or other explosives are stored. In rock, the minimum width of the trench shall be the outside diameter of the pipe plus 16" and there shall be a minimum of 8" clearance between the pipe and rock at all points. The rock shall be excavated to a minimum overdepth of 8" below the outside bottom of the pipe. Before laying pipe in rock trenches, the trench shall be refilled with earth of a suitable and approved quality, thoroughly consolidated, up to the proper elevation to provide a foundation for laying the pipe. The rock excavation shall be paid as \$40 per cubic yard.

G) PIPE INSTALLATION

Care shall be taken in handling pipe to prevent damage. All pipe shall be carefully examined for defects and no pipes shall be laid which are known to be defective. If any defective pipes shall be discovered after having been laid, they shall be removed and replaced with sound ones at the expense of the Contractor. All interior surfaces of pipe and fittings shall be thoroughly cleaned before they are laid and shall be kept clean until accepted by the Engineer. Exterior surfaces at bell and spigot ends shall also be thoroughly cleaned prior to making joints.

The gasket and the gasket seat in the socket of Push-On Joint Pipe shall be wiped clean with a cloth. The gasket shall be flexed and placed in the socket with the large round end entering first and sprung into the gasket seat so that the groove fits over the bead of the seat. A thin film of non-toxic gasket lubricant shall be applied to the inside surface of the gasket. Lubricant other than that furnished by the Pipe Manufacturer shall not be used.

The plain end of the pipe shall be wiped clean, aligned and carefully started into the socket so that it comes in contact with the gasket. In some cases, it may be desirable to lubricate the outside of the plain end for about an inch back from the end of the pipe.

The joint shall be made up by exerting sufficient force on the entering pipe so that its plain end is moved past the gasket until it makes contact with the base of the socket. If proper assembly is not accomplished with the application of reasonable force, the plain end shall be removed to check for proper positioning of the gasket.

Pipe shall be cut by approved power saws which will produce a clean, true cut free from irregularities, and a smooth end at right angles to the axis of the pipe. All cut ends shall be beveled.

G) CROSSING & SEPARATION OF WATER & SEWER LINES

Separate water and sewer lines at least 10' horizontally. At any locations where water and sewer lines must cross, provide a minimum vertical distance of 18" between outside of the water and sewer lines. One full length, 20', of water pipe shall be centered on sewer crossing so joints are equi-distant and as far as possible from the sewer. No deviation shall be permitted without expressed approval by the Orange County Department of Health.

H) **BACKFILL**

In general, and unless other material in the zone around the pipe shall be select bedding material free of sod, debris, excavated rock and stones over ½ inch in diameter. Select material shall be placed in by hand shovel in layers not to exceed 6 inches in depth and shall be thoroughly tamped with approved hand or power tampers specifically designed for this type of work. Hand tamping by means of stock dimension lumber or by picks or shovels or their handles will not be accepted. Care shall be taken not to damage the pipe during backfilling.

The remainder of the trench above the zone around the pipe shall be backfilled with approved materials obtained from the trench excavation, placed in 6" layers under roadway pavement and shoulders, placed in 12" layers in all other areas, and compacted with approved power tampers. In general, wet or frozen materials shall not be used, but shall be replaced, at the Contractor's expense, with suitable material that will provide a dense, compact fill. Care should be taken to distribute stones in the backfill to prevent the formation of voids. Stones over 3" in greatest dimension shall not be incorporated in the backfill. The compaction of the backfill shall be a minimum of 95% modified proctor. In the roadway, it shall be 100%.

Unless otherwise specifically approved, trenches shall not be backfilled in the absence of the Engineer or his agent. Clearance for backfilling shall not relieve the Contractor of his responsibilities under this Contract.

The Contractor is required to complete fine grading operations immediately following the actual pipeline installation crew at a distance of not more than 300 feet. The Contractor shall have the option of using a separate crew or the pipeline crew to do said grading, but at no time shall more than the above-mentioned footage be left in a rough-graded condition.

Fine grading shall consist of leveling all disturbed areas to as close to final finish grade as possible, removal of all boulders tree stumps, broken asphalt, spoil piles, debris, unused pipeline asphalt (when required) or gravel for driveways, etc., all in addition to the requirements set forth in the specifications.

Backfill under pavements and driveways shall consist of the native material removed from the trench and thoroughly compacted unless material is deemed unsuitable by the Engineer. The Contractor may substitute run-of-bank gravel or crusher-run-stone if approved by the Engineer, however, no extra payment will be made for substitution of these materials.

Any deficiency in the quantity of material for backfilling the trenches or for filling depressions caused by settlement shall be supplied by the Contractor. The Contractor shall promptly fill all depressions over and adjacent to the trenches. All excess materials shall be removed from the site of the work and shall be disposed of as directed by the Owner at this own expense.

I) TESTING OF SANITARY SEWERS & APPURTENANCES

The Contractor shall supply all materials, equipment and labor as required or ordered by the Engineer, to test the sanitary sewers and appurtenances in accordance with the provisions of these specifications. The Contractor shall receive no additional compensation for making the leakage tests or corrective work necessary to reduce leakage below the maximum allowed by these specifications.

The tests for water-tightness will be made by the Contractor under the direction of the Engineer. The Contractor shall furnish, at his own expense, the necessary facilities, such as pump, gauge, caps, etc., for making the tests and determining groundwater conditions at the time of the test.

Internal pressure tests and exfiltration tests shall be conducted for a minimum test period of 24 hours. The Engineer may, at his discretion, require that the test period be extended beyond 24 hours in order to obtain meaningful test result.

1) Internal Pressure Tests - Exfiltration

Where no groundwater exists at the time of the tests, pipes shall be subjected to an internal water pressure test to the extent deemed necessary by the Engineer to determine their water-tightness.

The lower end of the section shall be tightly plugged and the line filled with water. The line shall be vented to allow the air to escape from the pipe and the water level shall be brought to a point two feet above the crown of the pipe at its' upper end at a structure. The two foot head of water at the upper end shall be maintained for at least one hour. If deemed necessary by the Engineer, internal pressure tests will be made before backfilling of the section under test.

2) Allowable Leakage

The maximum allowable leakage in the pipelines shall be 200 gal./mile/24 hr. per 1 inch of internal diameter of the sewer. In the case

of internal pressure tests, visible leakage at joints or through the pipe will not be permitted.

Any section of sewer pipe which does not meet the specified leakage test shall be repaired by the contractor at his expense.

3) Low Pressure Air Acceptance Test

Air shall be slowly supplied to the plugged pipe line until the internal air pressure reaches 4.0 pounds per square inch.

The pressure shall then be allowed to decrease to 3.5 psi at which time a stop watch shall be started. At the end of the holding time shown in the following air test table, the pressure drop shall be recorded. The pipe line shall be considered acceptable if the pressure has not dropped below 2.5 psi (air testing will not be allowed under certain high groundwater conditions).

MINIMUM HOLDING TIME REQUIRED FOR PRESSURE TO DROP FROM

4" diameter	2 minutes
6" diameter	3 minutes
8" diameter	4 minutes
10" diameter	5 minutes

J) **RUN-OF-BANK GRAVEL**

Run-of-bank material shall be granular, free from organic matter with a gradation by weight of 90% passing a ½ inch square opening, 0 to 56% passing a #40 sieve opening and not more than 15% passing a #200 mesh sieve as determined by washing through the sieve in accordance with ASTM D-422. No particle shall be greater than 1-1/2" in any dimension and shall be substantially free of shale or other soft material with particles of poor durability. The quality of gravel shall be determined by the Magnesium Sulfate soundness test. The maximum percentage loss at 4 cycles by weight shall be 20.

K) **BEDDING MATERIAL**

Bedding material shall be free from organic matter with a gradation by weight of 100% passing a ½" square opening, 30 to 65% passing a ¼" square opening and not more than 10% passing a #200 mesh sieve as determined by washing through the sieve in accordance with ASTM D-422.

L) POLYVINYL CHLORIDE (PVC) PIPE

PVC pipe, 4" and larger, to be used for gravity sewer and laterals shall fully conform to the requirements of ASTM D-3034 latest revision. Pipe and fittings shall conform to dimensions and tolerances of classification SDR-35. Pipe bell and wall shall be integral. A solid flexible elastomeric rubber ring joint shall be provided. Pipe shall be of nominal 20 foot length. All wyes shall be of the fitting type.

M) MANHOLES

All manholes and appurtenances shall be furnished and installed in accordance with the details shown on the plans.

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John Tarolli, P.E., L.S.

Kenneth W. Vriesema, L.S.

ENGINEER'S REPORT

SANITARY SEWER LINE EXTENSION

SUBDIVISION OF LANDS OF VANTAGE CONSTRUCTION, INC.

Town of New Windsor
Orange County, New York



Prepared by:

Mercurio-Norton-Tarolli
Land Surveying-Engineering, P.C.
45 Main Street
Pine Bush, NY 12566

August, 2002

2766sewer.rep

A) PROPOSED PROJECT

The proposed subdivision is located in the Town of new Windsor on Riley Road. The project proposes seventeen (17) single family homes. There are two (2) lots which have existing dwellings on them. The proposed development will be served by the Town of New Windsor water and sewer systems.

B) DESIGN FLOW

The project's design flow is:

19 dwelling units x 4 bedrooms/du x 110 gpd/br. = 8,360 gpd

The proposed sewer line will be 8" in diameter.

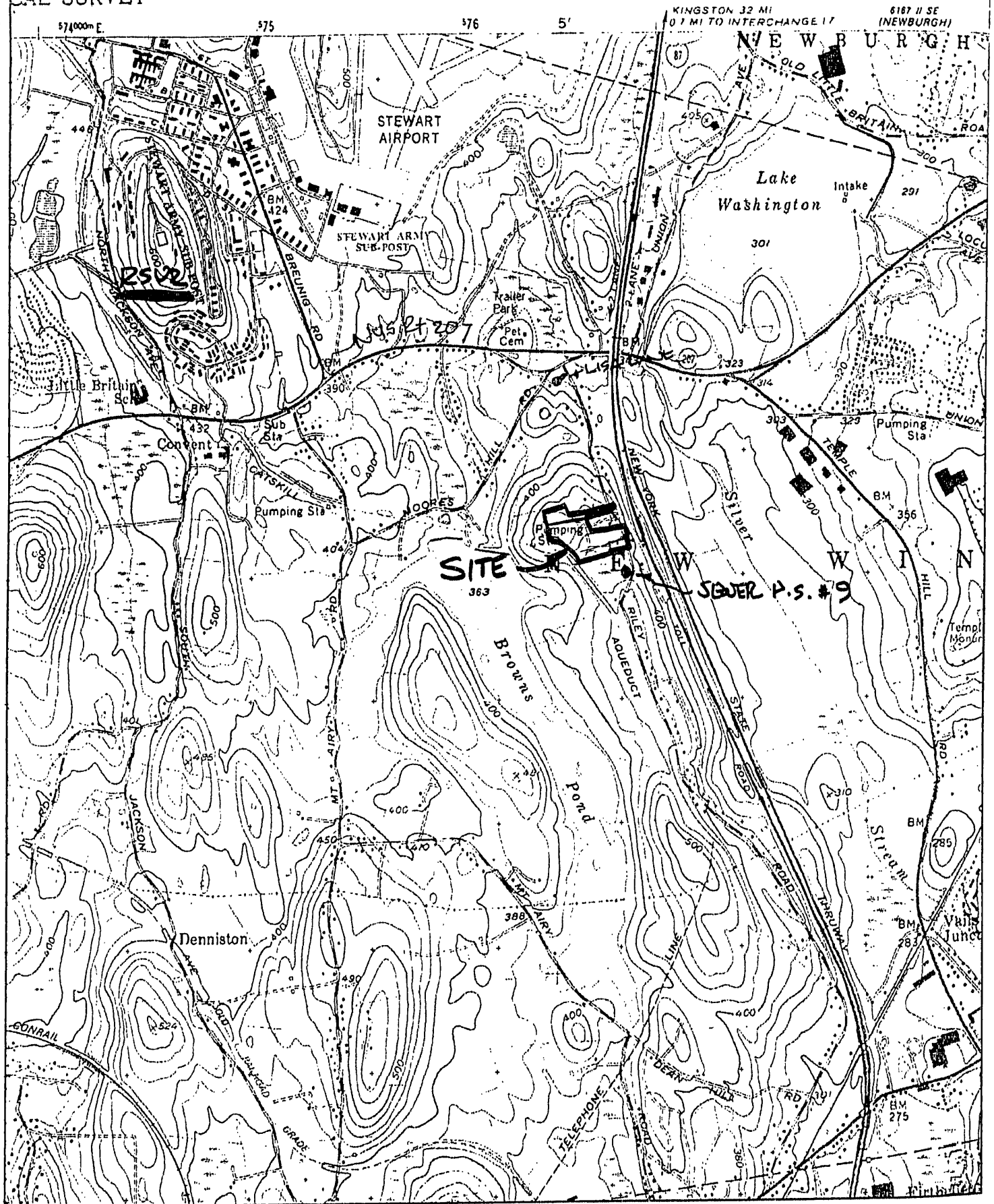
C) EXISTING SEWAGE TREATMENT SYSTEM

The project is serviced by an existing sewer main in Riley Road and is located within the Town of New Windsor Sewer District No. 19. The Town's sewage treatment plant (SPDES Permit No. 0022446) has a design capacity of 5 MGD. The current average demand is 3.8 MGD.

Wastewater from this project will be conveyed via existing 8" sanitary sewer line in Riley Road to the existing ejector station which is serving existing sixteen homes. The existing ejector station was constructed approximately twenty-five years ago. With the increase in sewage flow from the proposed development and the aging of the existing ejector station components, the Developer and the Town of New Windsor Sewer Department agreed to upgrade the existing ejector station. Upgrading of the ejector station will be accomplished by converting the ejector station to a wet well mounted, self-priming, non-clog duplex pump station. The discharge from this pump station is directed towards the gravity sewer on Riley road with flows to NYS Route 207 and to the treatment plant by gravity. The upgraded pump station will be operated and maintained by the Town Sewer District #19.

Connection to the public sewer will be done with 4" PVC pipe at a minimum slope of 2%. Cleanouts will be installed at least every 75'. The projected demand for this project is 8,360 gpd design, 3,660 gpd actual.

OF THE INTERIOR
CAL SURVEY



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1" = 2000'

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ENGINEER'S REPORT

WATER MAIN EXTENSION

SUBDIVISION OF LANDS OF VANTAGE CONSTRUCTION, INC.

Town of New Windsor
Orange County, New York



Prepared by:

Mercurio-Norton-Tarolli
Land Surveying-Engineering, P.C.
45 Main Street
Pine Bush, NY 12566

August, 2002

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RETAKE
OF
PREVIOUS
DOCUMENT

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A) INTRODUCTION

This report is prepared at the request of the owners of the proposed subdivision project, Vantage Construction, Inc. The purpose of this report is to obtain the necessary approvals from the regulatory agencies to extend a public watermain for the proposed subdivision.

The proposed subdivision is located in the Town of New Windsor on Riley Road. The project proposes seventeen (17) single family homes. There are two (2) lots which have existing dwellings on them. The proposed development will be served by the Town of New Windsor water and sewer systems.

B) PROPOSED PROJECT

The project will involve installing ± 1260 LF of new 8" D.I.P. waterline within a proposed road. The new waterline will be connected to an existing 10" main located in Riley Road.

Four fire hydrants will be added to the new waterline.

C) WATER USAGE

The proposed project will result in 17 single family dwellings, each having a design demand of 520 gpd. Thus, the total project demand will be (17×520) 8,840 gpd (this is the new demand; does not include the existing dwellings).

D) EXISTING WATER SUPPLY SYSTEM

The Town of New Windsor receives all of its public water from the N.Y.C. aqueduct (Ashokan Reservoir).

The peak day demand in 2002 was ± 3.3 MGD.

The town's water storage system consists of four (4) tanks totaling ± 4.6 MGD.

The proposed waterline extension will tie into the existing 6" watermain on East Sunset Drive using a tapping sleeve and gate valve.

E) WATER SUPPLY PRESSURE

The project site is supplied by the Stewart Airport Storage reservoir (2.5 MGD).

Water pressure data was obtained from the Town of New Windsor:

Hydrant @ Lisa Lane (located just off of Riley Road near Route 207)

Static Pressure: 105 psi

*Fire flow: 75*psi residual @ 1,278 gpm (58 psi @ hydrant providing flow)*

The highest location for this project is located $\pm 130'$ above the Lisa Lane hydrant; therefore, the normal static pressure is expected to be ± 48 psi. As can be seen on the attached worksheet, there will be ± 10 psi loss through the new water line under 1000 gpm fire flow. The anticipated pressure at the new waterlines' connection to the 10" main at Riley Road is ± 33 psi. The residual pressure (under 1000 gpm demand) at the project's highest spot will be ± 23 psi.

*the actual residual pressure will be higher at 1000 gpm

Fire flows will be provided through four (4) hydrants.

F) COST ESTIMATE

± 1260 LF - 8" D.I.P. @ 25/LF =	\$31,500.00
4 hydrant @ 1200 =	4,800.00
1 tapping valve =	2,000.00
misc.	<u>1,700.00</u>

Total Estimate Cost:	\$40,000.00
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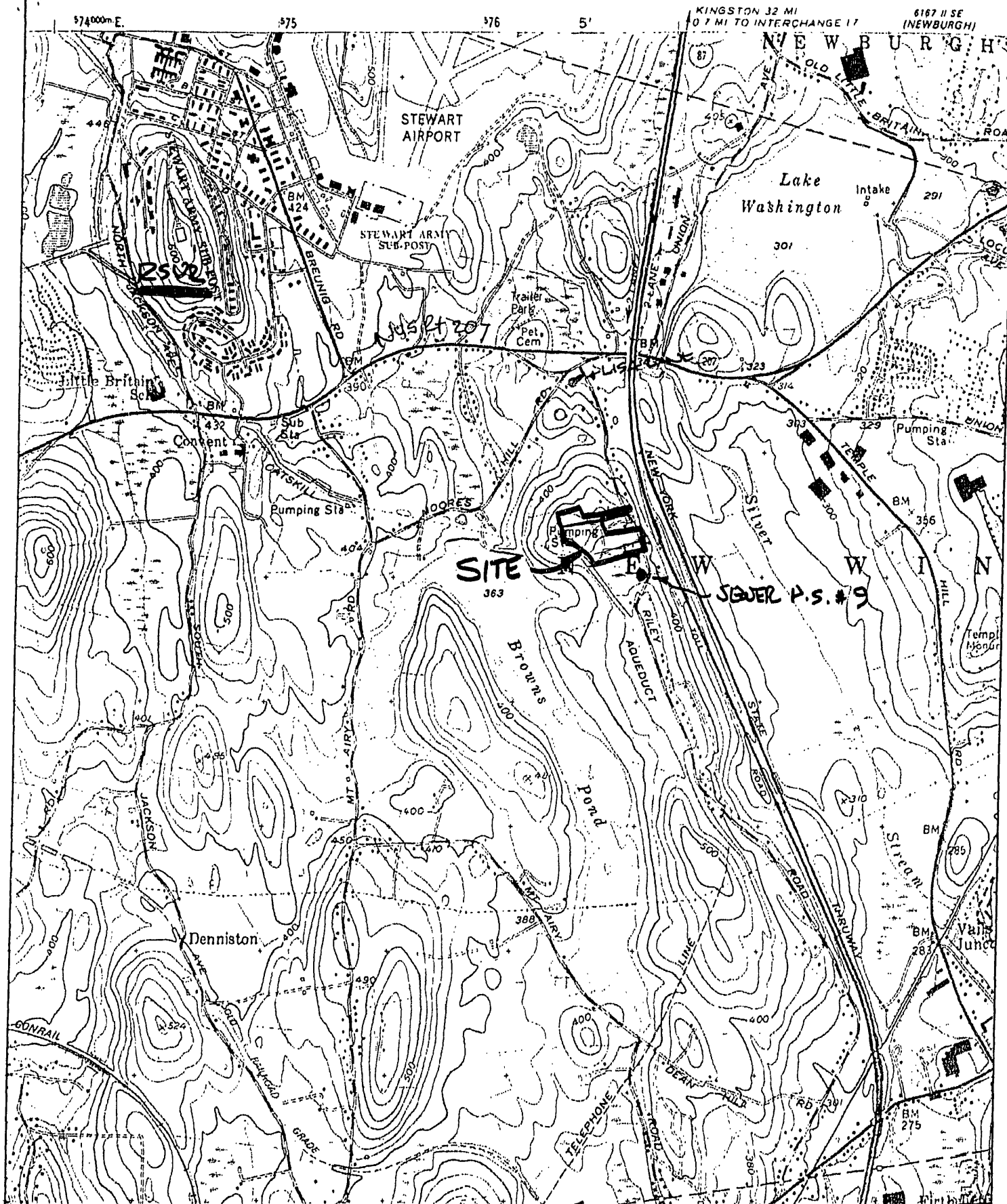
Vantage: 8" WATER LINE
Worksheet for Pressure Pipe

Project Description	
Project File	c:\haestad\fmw\2766.fm2
Worksheet	6" WM
Flow Element	Pressure Pipe
Method	Hazen-Williams Formula
Solve For	Pressure at 2

Input Data	
Pressure at 1	80.00 psi
Elevation at 1	100.00 ft
Elevation at 2	100.00 ft
Length	1,260.00 ft
C Coefficient	130.0
Diameter	8.00 in
Discharge	1,000.0 gal/min

Results		
Pressure at 2	70.02	psi
Headloss	23.02	ft
Energy Grade at 1	285.16	ft
Energy Grade at 2	262.13	ft
Hydraulic Grade at 1	284.53	ft
Hydraulic Grade at 2	261.50	ft
Flow Area	0.35	ft ²
Wetted Perimeter	2.09	ft
Velocity	6.38	ft/s
Velocity Head	0.63	ft
Friction Slope	0.018274	ft/ft

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TECHNICAL SPECIFICATIONS

WATER MAIN EXTENSION

SUBDIVISION OF LANDS OF VANTAGE CONSTRUCTION, INC.

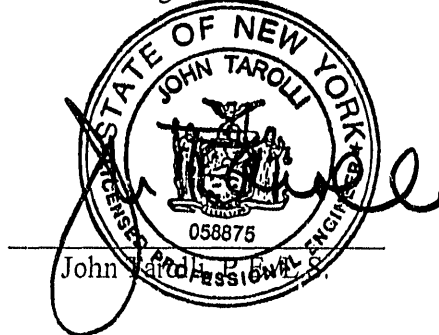
TOWN OF NEW WINDSOR

ORANGE COUNTY, NEW YORK STATE

Prepared by:

Mercurio-Norton-Tarolli
Engineering & Surveying, P.C.
45 Main Street
Pine Bush, New York 12566

August 2002



2748TECH.REP

Technical Specifications
Subdivision for Vantage Construction, Inc.

1.1 GENERAL

The Contractor shall supply all labor, tools, materials and equipment to construct, test and disinfect the work as described in these specifications and on the accompanying drawings. All reference to the standards, specifications, regulations, etc., are meant to be as of the latest revisions.

To protect people from injury and to avoid property damage; adequate barricades, construction signs and guards, as required, shall be placed and maintained during the progress of the construction work. Whenever required, watchmen shall be provided to prevent accidents.

The rules and regulations of the local, state and federal authorities respecting safety provisions shall be observed.

1.2 LINES AND GRADES

The engineer will provide survey control data and layout plans. From these established lines and bench marks, the Contractor shall run all lines and levels and do all other necessary work to construct his work in accordance with the dimensions and elevations shown on the Drawings. The Contractor shall employ properly qualified personnel to perform the work herein described. The Contractor shall also furnish and set all templates and batter boards necessary. The Contractor shall be held responsible for the preservation of all stakes and marks established by the Engineer and if any of the stakes and marks are carelessly or willfully disturbed, the responsibility of replacing them shall be the Contractors'. No backfilling shall be initiated until the Engineer or the Owner has checked and approved the location of pipes and structures.

1.3 PROTECTION OF UTILITIES, STRUCTURES & PROPERTY

Temporary support, adequate protection and maintenance of all underground and surface utility structures, drains, sewers and other obstructions encountered in the progress or the work shall be furnished by the Contractor, at his own expense, under the direction of the Engineer or Owner. The Contractor should thoroughly familiarize himself with existing utilities and other new utilities being installed on this project. The existing utility location shown on the plans are approximate. The Contractor shall verify and locate all existing utilities in the field. Any damage occurring to the existing utility shall be repaired at the Contractors' expense.

1.4 CLEARING

The site of all excavation shall be first cleared of all lumber, stumps, trees, brush and rubbish which shall be removed or disposed of off-site in a satisfactory manner, or may be left on site as directed by the property owner.

1.5 TRENCH EXCAVATION

The Contractor shall excavate pipe trenches to the lines and grades shown on the plans or as ordered by the Engineer. The width of the trench shall be made as narrow as practicable with minimum width as shown on the plans. The sides of the trench between the centerline of the pipe and an elevation one (1) foot above the top of the pipe shall be vertical. Trench width when excavating rock, shall be as specified under rock excavation. The depth of trench shall be sufficient to provide a cover over the top of the pipe of at least 4'-0".

Technical Specifications
Subdivision for Vantage Construction, Inc.

The Contractor shall provide adequate equipment for pumping or bailing all water which accumulates in the trenches and structure excavations and shall perform all work and furnish all materials and equipment to keep the excavations free from water at all times during the construction of the work. In no case will the Contractor be allowed to make joints under water.

The Contractor shall furnish, place and maintain such sheeting and bracing as may be necessary to conform to the New York State Industrial Code 23 and the Federal 1970 Occupation Safety and Health Act along with their current revisions.

All trenches and excavations shall be properly sheeted and braced where necessary for the safety of personnel or the protection of the work; or to maintain the maximum trench widths specified as shown on the drawings; or to prevent the disturbance or settlement of adjacent foundations or structures. Where necessary, sheeting shall be driven ahead of the excavation as it advances. The bracing shall be so arranged as not to place any stress on portions of the completed work until the general construction thereof has proceeded far enough to provide ample strength in the opinion of the Engineer. Any damage to new or existing structures, occurring through settlement, water or earth pressures, slides, caves or other causes due to failure or lack of sheeting or bracing or improper bracing, or through negligence or fault of the Contractor in any other manner, shall be repaired by the Contractor at his own expense.

1.6 ROCK EXCAVATION

Rock excavation shall comprise solid rock in the original bed or well defined

Technical Specifications
Subdivision for Vantage Construction, Inc.

ledges and which can only be removed by continuous blasting and/or continuous drilling or use of jack hammers and shall include all boulders and detached pieces of rock $\frac{1}{2}$ cubic yard or more in content. Concrete paving or other types of permanent paving, sidewalks, curbs and gutters will not be considered as rock excavation. In the event that rock is encountered, the Engineer will take cross sections of the rock uncovered. The Contractor shall not proceed with the excavation of the material claimed as rock until classified by the Engineer. Failure on the part of the Contractor to uncover such material, notify the Engineer and allow ample time for cross-sectioning the undisturbed surface of such material, will forfeit the Contractor's right-of-claim to any classification other than that allowed by the Engineer for the areas of the work in which such deposits occur.

Blasting operations shall be in strict accordance with all existing ordinances and regulations and all blasting shall be done as directed by the Engineer or Owner. All exposed structures shall be carefully protected from the effects of blast and all blasts shall be covered with heavy steel blasting mats. The blasting shall be done only by experienced personnel. Very light charges of explosives shall be used in the vicinity of sewers or water mains or other subsurface structures. Any damage done shall be promptly repaired by the Contractor at this own expense. Where there are no local ordinances governing blasting and the storage of explosives, all blasting supplies shall be stored in a manner approved by the Engineer and a watchman shall be stationed at all times at the place of storage. In no case shall caps or other exploders be kept at the place where dynamite or other explosives are stored. In rock, the minimum width of the trench

Technical Specifications
Subdivision for Vantage Construction, Inc.

shall be the outside diameter of the pipe plus 16" and there shall be a minimum of 8" clearance between the pipe and rock at all points. The rock shall be excavated to a minimum over-depth of 8" below the outside bottom of the pipe. Before laying pipe in rock trenches, the trench shall be prepared using bedding and backfill as described in the backfill section and as shown on the drawing, thoroughly consolidated.

1.7 PIPE INSTALLATION (All work shall be performed in accordance with AWWA C600 [latest edition] for installation of ductile iron water mains)

Care shall be taken in handling pipe to prevent the protective coating and cement lining, if any, from becoming damaged. All pipe shall be carefully examined for defects and no pipes shall be laid which are known to be defective. If any defective pipes shall be discovered after having been laid, they shall be removed and replaced with sound ones at the expense of the Contractor. All interior surfaces of pipe and fittings shall be thoroughly cleaned before they are laid and shall be kept clean until accepted by the Engineer. Exterior surfaces at bell and spigot ends shall also be thoroughly cleaned prior to making joint.

The gasket and the gasket seat in the socket of Push-On Joint Pipe shall be wiped clean with a cloth. The gasket shall be flexed and placed in the socket with the large round end entering first and sprung into the gasket seat so that the groove fits over the bead of the seat. A thin film of non-toxic gasket lubricant shall be applied to the inside surface of the gasket. Lubricant other than that furnished by the pipe manufacturer shall not be used.

Technical Specifications
Subdivision for Vantage Construction, Inc.

The plain end of the pipe shall be wiped clean, aligned and carefully started into the socket so that it comes in contact with the gasket. In some cases, it may be desirable to lubricate the outside of the plain end for about an inch back from the end of the pipe.

The joint shall be made up by exerting sufficient force on the entering pipe so that its plain end is moved past the gasket until it makes contact with the base of the socket. Power equipment may be used to move the plain end past the gasket. However, extreme care must be exercised when using power equipment in order not to damage the pipe. If proper assembly is not accomplished with the application of reasonable force, the plain end shall be removed to check for proper positioning of the gasket.

The pipe shall be cut by approved power saws which will produce a clean, true cut, free from irregularities, and a smooth end at right angles to the axis of the pipe. All cut ends shall be beveled.

The maximum allowable deflection per length of pipe, based on a pipe length of 18* feet, shall be as follows:

<u>Inside Diameter (in.)</u>	<u>Push-On Joint</u>
6"	19"*
8"	19"*
10"	19"*

Technical Specifications
Subdivision for Vantage Construction, Inc.

1.8 CONCRETE THRUST BLOCKS

All tees, tapping sleeves, plugs and bends are to be restrained from movement with thrust blocks formed to 3500 psi concrete. Concrete shall be delivered to the site in transit-mix trucks from a batch plant approved by the Engineer. The concrete shall be poured between the fitting and undisturbed soil. The size of thrust block shall be as indicated on the Drawings.

1.9 CROSSING & SEPARATION OF WATER & SEWER LINES

Separate water and sewer lines at least 10' horizontally, measured outside edge to edge. At any locations where water and sewer lines must cross, provide a minimum vertical distance of 18" between outside edge to edge of the water and sewer lines. One full length, 20', of water pipe shall be centered on sewer crossing so joints are equidistant and as far as possible from the sewer. No deviation shall be permitted without expressed approval by the County Department of Health.

1.10 CONNECTION TO THE EXISTING WATER LINE

The Contractor shall make the necessary connection to the existing water line as shown on the Plans. Taping sleeve and gate valve shall be equal to that made by Mueller or Clow Corporation. The valve box shall be screw-type. The lid shall be marked "Water".

Technical Specifications
Subdivision for Vantage Construction, Inc.

1.11 BACKFILL

In general, and unless other material is indicated on the Drawings, or specified, material used for backfilling trenches shall be suitable material which was removed in the course of making the construction excavations.

The backfill material inches below the pipe, up to the springline (see detail) shall be Bedding Material as described in Section 1.15. Bedding Material shall be placed in by hand shovel in layers not to exceed 6 inches in depth and shall be thoroughly tamped with approved hand or power tampers specifically designed for this type of work. Hand tamping by means of stock dimension lumber or by picks or shovels or their handles will not be accepted. Care shall be taken not to damage the pipe or pipe coatings during backfilling. Backfill material from the springline to 6" over the top of the pipe shall meet the requirements of specification Section 1.14, Run-of-Bank Gravel.

The remainder of the trench above the zone around the pipe shall be backfilled with approved materials obtained from the trench excavation or Run-of-Bank Gravel (if so ordered by the Engineer), as described in Section 1.14, placed in 6" layers under roadway pavement and shoulders, placed in 12" layers in all other areas and compacted with approved power tampers. In general, wet or frozen materials shall not be used, but shall be replaced, at the Contractor's expense, with suitable material that will provide a dense, compact fill. Care should be taken to distribute stones in the backfill to prevent the formation of voids. Stones over 3" in greatest dimension shall not be incorporated in the backfill. The compaction of the backfill shall be a minimum of 95% modified proctor. In the roadway, it shall be 100%.

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Unless otherwise specifically approved, trenches shall not be backfilled in the absence of the Engineer or his agent. Clearance for backfilling shall not relieve the Contractor of his responsibilities under this Contract.

The Contractor is required to complete fine grading operations immediately following the actual pipeline installation crew at a distance of not more than 300 feet. The Contractor shall have the option of using a separate crew or the pipeline crew to do said grading, but at no time shall more than the above mentioned footage be left in a rough-graded condition.

Fine grading shall consist of leveling all disturbed areas to as close to final finish grade as possible, removal of all boulders, tree stumps, broken asphalt, spoil piles, debris, unused pipeline asphalt (when required) or gravel for driveways, etc., all in addition to the requirements set forth in the Specifications.

At such time as the Contractor begins to transfer and/or replace services, the above-mentioned procedure for fine-grading shall be followed. This operation shall be performed in the areas of each service transfer and/or replacement prior to the end of each working day.

Backfill under pavements and driveways shall consist of the native material removed from the trench and thoroughly compacted unless material is deemed unsuitable by the Engineer. The Contractor may substitute run-of-bank gravel or crusher-run stone if approved by the Engineer, however, no extra payment will be made for substitution of these materials.

Technical Specifications
Subdivision for Vantage Construction, Inc.

Any deficiency in the quantity of material for backfilling the trenches or for filling depressions caused by settlement shall be supplied by the Contractor. The Contractor shall promptly fill all depressions over and adjacent to the trenches. All excess materials shall be removed from the site of the work and shall be disposed of as directed by the Owner at his own expense.

1.12 PRESSURE TEST

After the pipe has been laid, all newly laid pipe or any valved section thereof shall be subjected to a hydrostatic pressure test in accordance with AWWA C600-99, Sec. 5.2.

Temporary hand pump, pipe connections and all necessary appurtenances and apparatus for the test, including gauges, shall be furnished temporarily by the Contractor.

Test Pressure Restrictions:

Test pressures shall:

- 1) Not be less than 1.5X the working pressure at the highest point along the test section.
- 2) Be of at least 2-hour duration.
- 3) Not vary by more than ± 5 psi.
- 4) Not exceed twice the rated pressure of the valves or hydrants when the pressure boundary of the test section includes closed gate valves or hydrants.
- 5) Not exceed the maximum allowable pressure for pipe or fittings.

Technical Specifications
Subdivision for Vantage Construction, Inc.

Pressurization:

Each valved section of pipe shall be filled with water slowly and the specified test pressure, based on the elevation of the lowest point of the line or section under test and corrected to the elevation of the test gauge, shall be applied by means of a pump connected to the pipe in a manner satisfactory to the Engineer.

Air Removal:

Before applying the specified test pressure, air shall be expelled completely from the pipe, valves and hydrants. If permanent air vents are not located at all high points, the Contractor shall install corporation cocks at such points so that the air can be expelled as the line is filled with water. After the air has been expelled, the corporation cocks shall be closed and the test pressure applied. At the conclusion of the pressure test, the corporation cocks shall be removed and plugged, or left in place at the discretion of the Engineer.

Examination:

All exposed pipe, fittings, valves, hydrants and joints shall be examined carefully during the test. Any damage or defective pipe, fittings, valves or hydrants that are discovered following the pressure test shall be repaired or replaced with sound material and the test shall be repeated until it is satisfactory to the Engineer, at the Contractor's expense.

Technical Specifications
Subdivision for Vantage Construction, Inc.

Leakage Test:

A leakage test shall be conducted concurrently with the pressure test in accordance with AWWA C600-99, Sec. 5.2.

Leakage Defined:

Leakage shall be defined as the quantity of water that must be supplied into the newly laid pipe, or any valved section thereof, to maintain pressure within 5 psi of the specified test pressure after the air in the pipeline has been expelled and the pipe has been filled with water.

Allowable Leakage:

Allowable leakage at various pressures is shown in the table following:

When testing against closed metal-seated valves, an additional leakage per closed valve of 0.0078 gal/hr./in. of nominal valve size shall be allowed.

When hydrants are in the test section, the test shall be made against the closed hydrant.

Acceptance of Installation:

Acceptance shall be determined on the basis of allowable leakage. If any test of pipe laid discloses leakage greater than that specified herein, the Contractor shall, at his own expense, locate and repair the defective material until the leakage is within the specified allowance.

All visible leaks are to be repaired regardless of the amount of leakage.

1.13 DISINFECTION & FLUSHING

After a section of the main has been pressure-tested and found acceptable, it shall

Technical Specifications
Subdivision for Vantage Construction, Inc.

be flushed thoroughly by the Contractor. Upon completion of flushing operations, the Contractor shall disinfect the main with a chlorine solution. The strength of this solution shall be such that a residual of 10 ppm of chlorine shall be retained in the main after at least 24 hours. Disinfection shall be in accordance with the AWWA Standard Specifications for Disinfecting Water Mains C651-92 (latest edition), except tablet method is not allowed (see copy at end of specifications).

Following disinfection, all treated water shall be thoroughly flushed from the main when approved by the Engineer.

Samples of water shall then be taken by the Contractor and results shall be submitted to the County Department of Health. The main shall not be placed in service until the water has been approved for service. If tests are unsatisfactory, additional flushing shall be done by the Contractor or the main shall be re-chlorinated, or both, until new water samples indicate that the water is acceptable.

Use of services shall not begin until written approval has been received from the County or State Department of Health.

Flushing water should be disposed of in the sanitary sewers, if possible. If not, the water shall be de-chlorinated with sodium thiosulfate or a similar de-chlorination agent prior to discharge to a storm sewer or ground surface.

The time and rate of flow of water for flushing new mains shall be approved by the Engineer before flushing is started.

1.14 RUN-OF-BANK GRAVEL

Run-of-bank material shall be granular, free from organic matter with a gradation by weight of 90% passing a ½-inch square opening, 0 to 56% passing a #40 sieve

Technical Specifications
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opening and not more than 15% passing a #200 mesh sieve as determined by washing through the sieve in accordance with ASTM D-422 (latest edition). No particle shall be greater than 1-1/2" in any dimension and shall be substantially free of shale or other soft material with particles of poor durability. The quality of gravel shall be determined by the Magnesium Sulfate soundness test. The maximum percentage loss at 4 cycles by weight shall be 20.

1.15 BEDDING MATERIAL

Bedding material shall be free from organic matter with a gradation by weight of 100% passing a 1/2" square opening, 30 to 65% passing a 1/4" square opening and not more than 10% passing a #200 mesh sieve as determined by washing through the sieve in accordance with ASTM D-422 (latest edition).

1.16 RESERVED

1.17 PIPE SPECIFICATION

Conform to ANSI Standard A21.51, (AWWA C151) for ductile-iron pipe centrifugally cast in metal molds or sand lined molds for water or other liquids.

Thickness design to conform to ANSI Standard A21.50, (AWWA C150), for the thickness design of ductile-iron pipe. Ductile iron pipe shall not be less than Class 52.

Fittings: Conform to ANSI Standard A21.10, (AWWA C110) for gray-iron and ductile-iron fittings, 3 in. through 48 in. for water and other liquids, 250 psi pressure rating.

Joints: Mechanical joints and push-on joints to conform to ANSI Standard A21.11, (AWWA C111) for rubber-gasket joints for cast-iron and ductile-iron pressure

Technical Specifications
Subdivision for Vantage Construction, Inc.

pipe and fittings. A minimum of two (2) brass wedges shall be installed in each joint to assure electrical continuity. Pipe joints employing a rubber gasket, such as U.S. pipe and foundry "Tyton", or other approved equal will be acceptable. All fittings shall be mechanical joint. Flanged joints conform to ANSI Standard A21.15, (AWWA C115) for flanged cast-iron and ductile-iron pipe with threaded flanges, Class 125 flanges, ASTM A 307 Grade B bolts, rubber gaskets.

Coatings: Conform to ANSI Standard A21.4, (AWWA C104) for cement-mortar lining for cast-iron and ductile iron pipe and fittings for water, double thickness cement mortar lining for all pipe and fittings with seal coat of bituminous material for all pipe and fittings. One mil thick outside coating of bituminous material for all pipe and fittings.

1.18 GATE VALVES

Conform to AWWA C509, Standard for gate valves, 3 in. through 12 in. for water and sewage system, resilient seated, opening counterclockwise with a pressure rating at least equal to the piping in which installed. Bypass valves shall be provided for gate valves 16 inches and larger only when specified. Buried gate valves to be mechanical joint, non-rising stem with "O" ring seals and 2 inch square wrench nut. Valves shall be installed with a valve box and an operating wrench shall be furnished. Exposed gate valves shall be flanged joint, outside screw and yoke with conventional packing or non-rising stem with "O" ring seal (whichever specified on the drawings), wheel operated, with visible markings indicating the direction of valve opening. The valves shall have a pressure rating at least equal to the piping in which installed and open counterclockwise. Gate valves 4 inches and larger shall be Waterous Series 500 Resilient Wedge type.

Technical Specifications
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1.19 HYDRANTS

Conform to AWWA C502, AWWA Standard for dry barrel fire hydrants, 5-1/2" valve opening hydrant with compression shut-off, opening against water pressure, breakaway traffic flange construction. Hydrant shall be "Mueller or Clow Medallion" and meet the following:

1. Inlet connection: 6" mechanical joint.
2. Bury Length: 4-1/2 and 5 feet (Contractor to verify depth of bury required).
3. Nozzles: 2 – 2-1/2" nozzles, 1 – 4-1/2" nozzle, National Standard Threads.
4. Open counterclockwise.
5. Stem seals: "O" rings.
6. Nut Size: pentagon shaped operating nut measuring 1" from the point to flat.
7. Type of nozzle cap: same nut size and shape as operating nut, with chains.
8. Painted to owner's specifications.

1.20 VALVE BOXES

Cast-iron two or three piece sliding type, 5 1/4" shaft. The valve boxes shall be Bingham and Taylor or approved equal. Cast-iron cover marked "WATER" and indicating direction of opening. Valve boxes shall be adequate for the trench depth so that when set on the valve, the cover is level with the pavement or the completed surrounding ground, as applicable.

1.21 WATER SERVICE LINE & APPURTENANCES

Service saddles, corporation stops, curb stops and other service line appurtenances to be products manufactured by Ford. All products to be supplied by a single supplier. Threads for service line fittings to conform to AWWA C800,

Technical Specifications
Subdivision for Vantage Construction, Inc.

AWWA Standard Threads for Underground Service Line Fitting. Curb boxes to be extension type supported by foot piece or concrete support block. Corporation stops to be Ford Type F600-CC Thread, with L04-33S Elbow (pack joint). Curb stop shall be $\frac{3}{4}$ " Ford B44-333 ball valve curb stops. All couplings and/or fittings between the corporation stop and the curb stop shall be brass or bronze, Ford Pack Joint Type. The curb box shall be a Mueller H 10314 ($\frac{3}{4}$ ", 1"), or H10350 ($1\frac{1}{2}$ ", 2") or approved equal. A curb box sleeve Mueller H10342 or approved equal, shall be used where the curb stop is in a sidewalk or paved area.

1.22 FLANGE ADAPTERS

Couplings and Service Saddles: The type, number and reference information for flange adapters, couplings and service saddles are from the Ford catalog for reference.

These appurtenances shall be manufactured by Dresser Industries, Rockwell International, Ford or approved equal.

Ford Bolted Flex Style 501 couplings shall be used for steel, cast-iron and ductile-iron pipe.

Ford Bolted Flex Style 502 transition couplings shall be used for transition from one grade, type or material of pipe to one of a different grade, type or material. The appropriate gasket size shall be utilized with the Style 501.

Ford Stainless Seal Style SS1 Repair Clamps shall be used to install valves or other appurtenances in existing water mains.

Ford Style FCA 501 flanged coupling adapter shall be used for coupling pipe to a flanged

Technical Specifications
Subdivision for Vantage Construction, Inc.

assembly or fitting while providing the flexibility to absorb pipe offset, deflection, vibration and axial pipe movement.

EBBA M.J.D.I. retainer couplings shall be used in those instances which thrust or tension transmission through the coupling.

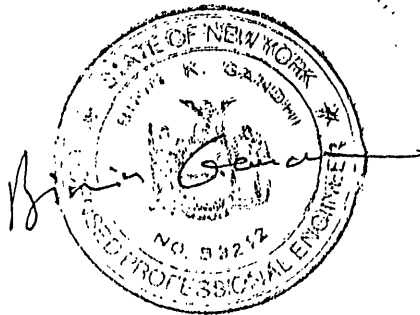
Ford gaskets, Virgin SBR compounded for water service, shall be used with all coupling units unless otherwise recommended by the manufacturer for the proposed service.

Taps may be made directly into flanges, bases and sizes of pipe of a thickness arc radius providing adequate thread grip and sufficient remaining pipe strength, as recommended by the pipe manufacturer or tap manufacturer.

1.23 THRUST BLOCKS

Thrust blocks are to be employed at all fittings, tees, dead ends and hydrant locations. Minimum bearing on trench walls 2 s.f.

ENGINEER'S REPORT
FOR
UPGRADING OF EXISTING RILEY ROAD PUMPSTATION (P.S. #9)
TOWN OF NEW WINDSOR SEWER DISTRICT #19



August 2002

Bipin Gandhi, P.C.
P.O. Box 38
Goshen, New York 10924

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A. INTRODUCTION

This report is prepared at the request of Vantage Construction, Inc., who is proposing to develop a land tributary to the existing Pump Station #9 in the Town of New Windsor Sewer District #19. The purpose of this report is to obtain necessary approvals from the Town of New Windsor and regulatory agencies to upgrade the existing ejector station. The existing ejector station is located on Riley Road. The developer is proposing to construct seventeen new homes and wastewater from the proposed homes will be conveyed to the existing Pump Station #9.

B. PROPOSED PROJECT

Wastewater from the proposed seventeen homes will be conveyed via existing 8" sanitary sewer line in Riley Road to the existing ejector station which is serving existing eighteen homes. The existing ejector station was constructed approximately 25 years ago. With the increase in sewage flow from the proposed development and the aging of the existing ejector station components, the Developer and the Town of New Windsor Sewer Department agreed to upgrade the existing ejector station. Upgrading of the ejector station will be accomplished by converting the ejector station to a wet well mounted, self-priming, non-clog duplex pump station equal to that manufactured by Smith & Loveless, Inc. The proposed pump station will be furnished with a control panel for automatic operation of the pumps. A 20 kW diesel fuel-operated emergency generator is proposed to operate the pump station during normal power outage conditions. An automatic dialer will be provided to notify the operator of pump station malfunctions. A 6'-0" high chain link fence will be installed around the pump station and proposed generator. The upgraded pump station will be operated and maintained by the Town Sewer District #19.

1. Flow Projections

Number of proposed four-bedroom single-family units = 17

Number of existing three-bedroom single-family units = 18

Estimated average daily flow from three-bedroom unit = 330 GPD

Estimated average daily flow from four-bedroom unit = 440 GPD

Estimated average daily flow = $17 \times 440 + 18 \times 330 = 13,420$ GPD

Estimated peak flow rates = $\frac{13,420}{1,440} \times 4 = 37$ GPM

NOTE: The pump station is designed for flow rate of 90 GPM to provide a minimum of 2.0 ft./second velocity in the force main.

2 Pumpstation Design Criteria

Top of pumpstation elevation	=	476.48
Bottom of pumpstation elevation	=	455.14
Pumpstation 8" inlet sewer inv. elevation	=	458.78
Pump operating level elevation	=	456.25 to 457.25
Lowest pumping level elevation	=	456.25
4" force main disc. Elevation	=	500 ±
Length of existing 4" D.I. forcemain	=	800' ±
Pumping rate 90 GPM velocity in 4" D.I. @ 90 GPM	=	2.30 ft/sec.
Friction loss @ 90 GPM in 4" D.I. pipe	=	0.6 ft/100'
Number of pumps + two (1 duty/1 standby)		
Pump Operation - automatic with float controls		
Emergency Power Source - diesel operated liquid cool 20 kW generator		
Alarm - Telephone dialer		

C PUMP DESIGN

Pumping Flow Rate	=	90 GPM	
Static Lift	=	500.0 - 456.25	= 43.75'
Force Main Friction Loss	=	8.0 x 0.6	= 4.8'
Station Loss	=	2.0' (as per manufacturer)	
Total Pumping Head	=	43.7 + 4.8' + 2.0'	= 50.5'

Pumps proposed: wetwell mounted, two non-clog pumps, 1170 rpm; 3" solids handling capacity; 5 HP rated for 90 GPM @ 55' TDH, smith & Loveless Model 4B3B.

D PUMPING CYCLE

Volume of sewage between pump ON & pump OFF level	=	$1' \times \frac{\pi}{4} \times D^2 \times 7.48$
	=	376 gallons
Pumping rate	=	90 GPM
Pump ON Time	=	$376 \div 90 = 4.17$ minutes minimum

E PUMP CONTROL

A duplex pump control panel is proposed to operate the pumps based on wetwell mounted float level switches. The pumps will alternate every eight hours. A high liquid level alarm and Auto-Dialer will be provided for pump failure indication. Also, an automatic transfer switch is proposed to operate the emergency generator during failure of utility power source

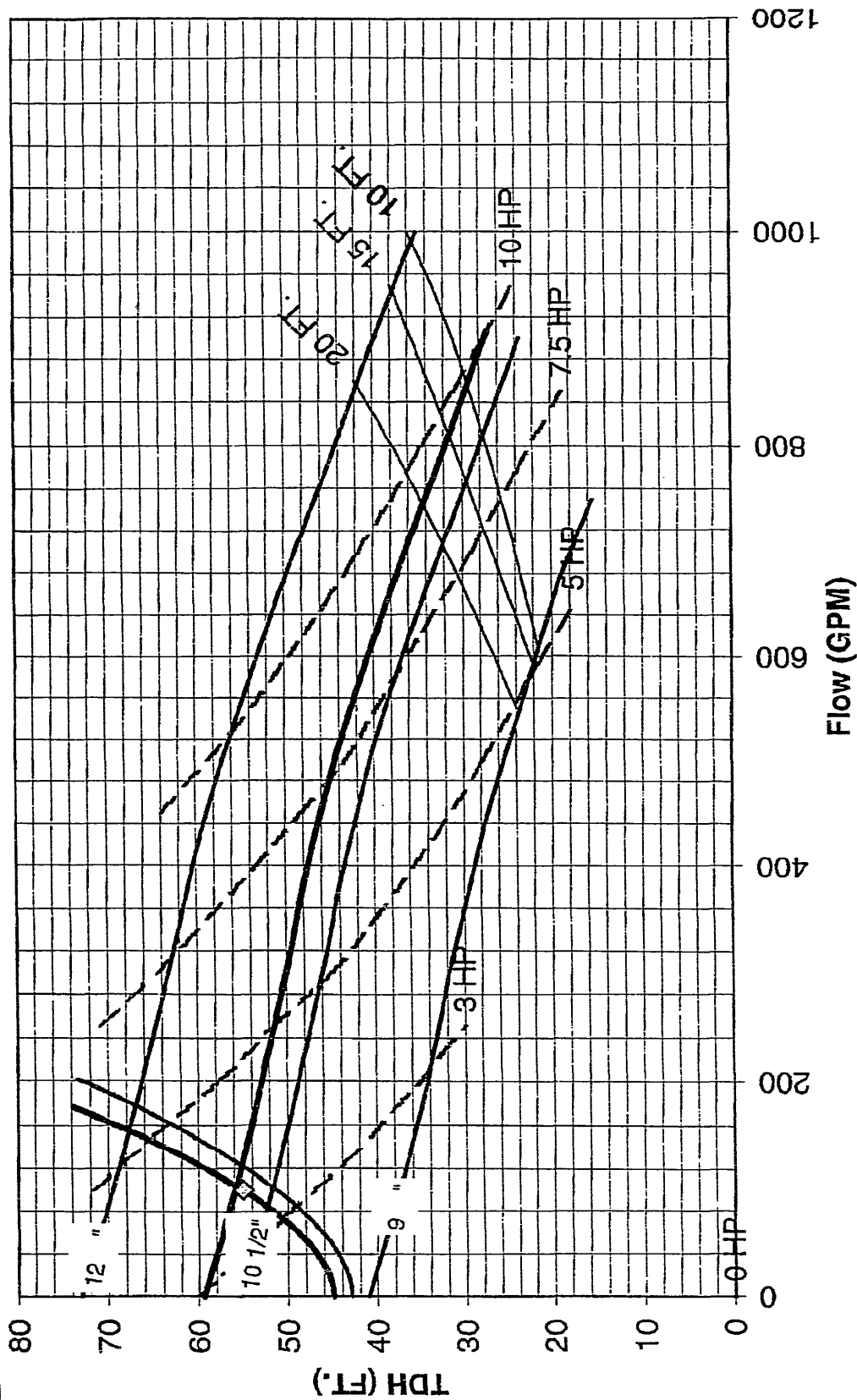
APPENDIX

PUMP PERFORMANCE CURVE

Pump Curve

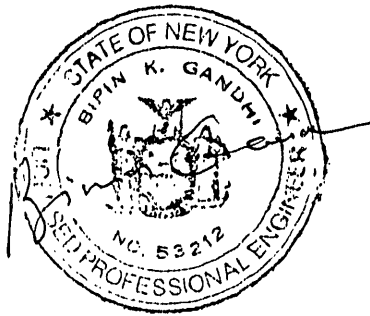


Smith & Loveles Inc.



Location: New Windsor, NY
 Inquiry #:
 Design Point: 90 @ 55
 Impeller Trim: 10 7/8"
 Pump Model: 4B3B, 1170 RPM
 Efficiency: 39%

TECHNICAL SPECIFICATIONS
FOR
UPGRADING OF EXISTING RILEY ROAD PUMPSTATION (P.S. #9)
TOWN OF NEW WINDSOR SEWER DISTRICT # 19



AUGUST 2002

Bipin Gandhi, P.C.
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DIVISION II
WETWELL MOUNTED PUMPSTATION
WITH DUPLEX NON-CLOG PUMPS

GENERAL

The Contractor shall convert the existing ejector station to the wetwell-mounted pumpstation. The work in general includes removal of one 6'-0" high precast section of the existing ejector station and replacing with a 5'-6" high x 5'-0" diameter precast section as shown on the drawing, removal of existing mechanical and electrical equipment such as ejector pot, air compressors, sump pump, dehumidifier, access ladder, lights, electrical control panel, conduits, wiring, etc. Installation of a new wetwell mounted pumpstation will require relocation of the existing electric service and temporary pumping of sewage all twenty-four hours until the new pumping system is ready and operating satisfactorily. The Contractor shall furnish details of 24-hour temporary sewage pumping system to the Engineer and Town of New Windsor Sewer Department for their review and approval prior to commencement of any work at the pumpstation.

The Contractor shall furnish and install one factory-built, automatic pumping station as manufactured by Smith & Loveless, Inc., Lenexa, Kansas. The station shall be complete with all needed equipment, factory-installed on a welded steel base with fiberglass cover. The pumpstation shall be installed on the existing pumpstation as shown on the drawing.

The principal items of equipment shall include two vertical, close-coupled, motor driven, vacuum primed, non-clog pumps; valves; internal piping; central control panel with circuit breakers; motor starters and automatic pumping level controls; heater; ventilating blower; priming pumps and appurtenances; all internal wiring; emergency generator and automatic dialer.

OPERATING CONDITIONS

Each pump shall be capable of delivering 90 GPM of raw water or wastewater against a total dynamic head of 55 feet. The minimum acceptable pump efficiency at this condition shall be 39%. The maximum allowable speed shall be 1170 RPM. Pump impeller shall be trim to 10-7/8". The minimum rated horsepower of each pump motor shall be 5. The maximum static suction lift shall be 20'.

All openings and passages shall be large enough to permit the passage of a sphere 3" in diameter. The anticipated operating head range is from 52' minimum to 55' maximum. The pump motors shall not be overloaded beyond their nameplate rating, at the design conditions, nor at any head in the operating range.

CONSTRUCTION

The station shall be constructed in one complete factory-built assembly. It shall be sized to rest on the top of the wetwell as detailed in the construction drawings. The supporting floor plate shall be minimum 3/8" thick steel with reinforcing, as required, to prevent deflection and ensure an absolutely rigid support.

The pumpstation shall be enclosed by a hinged fiberglass cover. The cover shall have a suitable drip-lip around the edge and shall be provided with a hasp and staple connection to the floor plate to allow the pump chamber to be locked with a padlock.

The cover shall have a latch mechanism to keep the cover open under load. Adjustable ventilating louvers shall be provided on each end of the fiberglass cover, which are capable of being closed during cold weather operation.

An aluminum manway cover, located exterior to the fiberglass pump chamber, shall be provided, complete with padlocking provisions. The manway shall be an integral part of the station floor plate and provide access to the wet well.

A stanchion with lifting arm shall be provided to lift each pump. The lifting arm shall have a hook over the center of the motor to support a hoist for removal of the motors, impellers and pumps from the station. The pump volutes and discharge piping shall be mounted in relation to the floor plate as detailed in the construction drawings.

WELDING

All steel structural members shall be joined by electric arc welding with welds of adequate section for the joint involved.

PROTECTION AGAINST CORROSION

All structural steel surfaces shall be factory blasted with steel grit to remove rust, mill scale, weld slag, etc. All weld spatter and surface roughness shall be removed by grinding. Surface preparation shall comply with SSPC-SP6 specifications. Immediately following cleaning, a single 6-mil dry film thickness of **VERSAPOX** epoxy resin shall be factory applied. This coating shall be as formulated by Smith & Loveless for abrasion and corrosion resistance.

Stainless steel, aluminum and other corrosion-resistant surfaces shall not be coated. Carbon steel surfaces not otherwise protected shall be coated with a suitable non-hardening rust preventative compound. Auxiliary components such as the electrical enclosure, ventilating blower and vacuum pumps shall be furnished with the original manufacturer's coating.

Finish coating shall be accomplished prior to shipment of the station from the factory and shall comply fully with the intent of these specifications. A touch-up kit shall be provided by the pump station manufacturer for repair of any marks or scratches occurring during shipping and installation. This kit shall contain detailed instructions for use and shall be the same material as the original coating.

MAIN PUMPS

The pumps shall be 4" vertical, non-clog two-port impeller type of heavy cast iron construction, especially designed for the use of mechanical seals and vacuum priming. In order to minimize seal wear limited to the clearance within the bearing. To minimize seal wear resulting from shaft deflection caused by the radial thrust of the pump, the shaft from the top of the impeller to the lower bearing supporting the impeller shall have a minimum diameter of 1-7/8". The dimension from the lowest bearing to the top of the impeller shall not exceed 6".

The bearing nearest the impeller shall be designed for the combined thrust and radial load. The upper bearing shall be free to move in a linear direction with the thermal expansion of the shaft and shall carry only radial loads.

The shaft shall be solid stainless steel through the mechanical seal to eliminate corrosion and abrasive rust particles. Removable shaft sleeves will not be acceptable if the shaft under the sleeve does not meet the specified minimum diameter.

The pump impeller shall be of the enclosed type made of close-grained cast iron and shall be balanced. The impeller shall be keyed with a stainless steel key and secured to the motor shaft by a stainless steel cap screw equipped with a Nylock or other suitable self-locking device. The impeller shall not be screwed or pinned to the motor pump shaft and shall be readily removable without the use of special tools. To prevent the buildup of stringy materials, grit and other foreign particles around the pump shaft, all impellers less than full diameter shall be trimmed inside the impeller shrouds. The shrouds shall remain full diameter so that close minimum clearance from shrouds to volute is maintained. Both the end of the shaft and the bore of the impeller shall be tapered to permit easy removal of the impeller from the shaft.

The pump shall have an adapter providing a large water reservoir above the impeller to provide for positive exclusion of air from the impeller. The seal shall be inside this area to assure lubrication. Pumps which do not use hollow priming adapters for positive lubrication of the seal will not be acceptable.

The pump shall be constructed so as to permit priming from the lower pressure area behind the impeller. Priming from high-pressure connections, which tends to cause solids to enter and clog the priming system, will not be acceptable. The priming bowl shall be transparent, enabling the operator to monitor the priming level.

The pump shall be arranged so that the rotating element can easily be removed from the volute without disconnecting the electrical wiring or disassembling the motor, impeller,

backhead or seal, so that any foreign object may be removed from the pump or suction line.

The pump shaft shall be sealed against leakage by a single mechanical seal constructed so as to be automatically drained and primed each time the pump is drained and primed. Water which lubricates the mechanical seal shall be automatically drained from around the seal if the pump loses prime in order to allow both the pump and the seal to be drained, thereby preventing freezing and breakage of the seal during power outages in sub-freezing temperatures.

The seal shall be of carbon and ceramic materials with the mating surfaces lapped to a flatness tolerance of one light band. The rotating ceramic shall be held in mating position with the stationary carbon by a stainless steel spring.

The pump volute shall be furnished with mounting lugs and bolted to the station floor plate, forming a gas-tight seal.

MOTORS

The pump motors shall be vertical, solid shaft, NEMA P-base, squirrel-cage induction type, suitable for three phase, 60 cycle, 230 volt electric current. They shall have Class F insulation. Insulation temperature shall, however, be limited to Class B.

The motors shall have normal starting torque and low-starting current, as specified by NEMA Design B characteristics. They shall be open drip-proof design with forced air circulation by integral fan. Openings for ventilation shall be uniformly spaced around the motor frame. Leads shall be terminated in a cast connection box and shall be clearly identified.

The motors shall have 1.15 service factor. The service factor shall be reserved for the owner's protection. The motors shall not be overloaded beyond their nameplate rating, at the design conditions, or at any head in the operating range as specified under Operating Conditions.

The motor-pump shaft shall be centered, in relation to the motor base, within .005". The shaft runout shall not exceed .003".

The motor shaft shall equal or exceed the diameter specified under Main Pumps at all points from immediately below the top bearing to the top of the impeller hub.

A bearing cap shall be provided to hold the bottom motor bearing in a fixed position. Bearing housings shall be provided with fittings for lubrication as well as purging old lubricant. The motor shall be fitted with heavy lifting eyes or lugs, each capable of supporting the entire weight of the pump and motor.

CONTROLS

The control equipment shall be mounted in a NEMA Type 1 steel enclosure with a removable access cover. The circuit breakers, starter reset buttons, and control switches shall be operable without removing the access cover, for deadfront operation.

A grounding type convenience outlet shall be provided on the side of the cabinet for operation of 120 volt AC devices.

Thermal magnetic air circuit breakers shall be provided for branch disconnect service and short circuit protection of all motor control and auxiliary circuits.

NEMA style magnetic across-the-line starters with under-voltage release and overload coils for each phase shall be provided for each pump motor to give positive protection. Each single-phase auxiliary motor shall be equipped with an over-current protection device in addition to the branch circuit breaker, or shall be impedance protected. All switches shall be labeled and a coded wiring diagram shall be provided.

To control the operation of the pumps with variations of liquid level in the wet well, a minimum of three (3) displacement switches shall be provided. A 25' cord shall be provided with each switch. The cord shall have a corrosion-resistant vinyl jacket and be multi-stranded in order to prevent fatigue. An automatic alternator with manual switch shall be provided to change the sequence of operation of the pumps every eight hours.

Provisions shall also be made for the pumps to operate in parallel should the level in the wet well continue to rise above the starting level for the low level pump.

Provide common pump failure circuit and wire to the automatic dialer for remote indication of pump failure.

HIGH WET WELL LEVEL ALARM

An adjustable displacement switch shall be provided to sense a high water level condition. The switch shall hang into the wet well and shall activate a contact to indicate the high water condition. High water contact shall be wired to the automatic dialer.

RUNNING TIME METER

A running time meter shall be supplied for each pump to show the number of hours of operation. The meter shall be enclosed in a dust and moisture-proof molded plastic case. The flush-mounted dial shall register in hours and tenths of hours up to 99999.9 hours before repeating. The meter shall be suitable for operation from a 115 volt, 60 cycle supply.

VACUUM-PRIMING SYSTEM

A vacuum priming system shall be furnished to prime the main pumps. The system shall be as shown on the vacuum priming schematic and shall include two vacuum pumps, providing 100 percent standby. Vacuum pumps shall have corrosion-resistant internal components. The vacuum priming system shall be complete with vacuum control solenoid valves, prime level sensing probes, float-operated check valves to protect the vacuum pumps, and all necessary shut-off valves as shown on the piping schematic. The float-operated check valves shall have a transparent body for visual inspection.

The priming system shall automatically provide positive lubrication of the mechanical seal each time a main pump is primed. To prevent excessive stoppage due to grease accumulation, no passageway in the priming system through which the pumped liquid must pass shall be smaller than the equivalent of a 2-1/2" opening.

DISCHARGE PRESSURE GAUGES WITH DIAPHRAGM SEALS

The discharge nozzle of each pump shall be tapped to receive a 3-1/2" diameter Bourdon tube compound vacuum/pressure gauge, complete with isolation valve, glycerin filled diaphragm type gauge protector vent petcock and piping as necessary. The gauge shall be capable of reading 0-30" Hg vacuum and 0-30 psi discharge pressure.

ENVIRONMENTAL EQUIPMENT

A ventilating blower capable of delivering 250 CFM at 0.1" static water pressure shall be provided in order to remove the heat generated by continuous motor operation. The ventilating blower shall be turned on and off automatically by a preset thermostat. A louvered opening shall cover the discharge. A 500-watt electric heater controlled by a preset thermostat shall be furnished. The heater shall be rigidly mounted in the station to prevent removal.

MAIN PIPING

The pump suction shall be drilled and tapped for a 125-pound American Standard flange for easy connection of the suction riser. The discharge line from each pump shall be fitted with a clapper-type check valve and eccentric plug valve. Size, location and quantity of check valves and plug valves shall be as shown on the construction drawing. The check valve shall be of the spring-loaded type with external lever arm and an easily replaced resilient seat for added assurance against vacuum leaks. Check valves shall have stainless steel shaft with replaceable bronze shaft bushings and shall be sealed with an adjustable Teflon seal. An operating wrench shall be provided for the plug valves.

Protrusions through the floor plate shall be gas-tight where necessary to effect sealing between the equipment chamber and the wet well. Bolted and sealed joints shall be provided at the pump casings or suction pipes in order to prevent corrosive, noxious fumes from entering the station. The pump station manufacturer shall extend the suction and discharge connections below the floor plate at the factory so that field connections can be made without disturbing the gas-tight seals.

The manufacturer of the pump station shall provide a compression-type sleeve coupling for installation in the common discharge pipe.

GENERATOR INTERLOCK

H.L. (HIGH LEVEL) PUMP

Provisions shall be made in the control circuit of the lift station to facilitate locking out the standby pump when the emergency generator set is powering the station. An interlock consisting of a normally closed auxiliary contact shall be supplied with the emergency generator controls by the generator manufacturer. This normally closed contact shall be wired to the terminal blocks provided in the lift station control panel by the lift station manufacturer. The interconnecting wiring shall be supplied and connected by the installing contractor.

INSULATED HOOD

The wetwell-mounted pumpstation shall be enclosed by a hinged, insulated, fiberglass cover, complete with drip lip, cutouts for ventilation system and hasp to allow the pumpstation to be locked with a padlock. The insulation shall be minimum 1" urethane.

DIALER MOUNTING BRACKET

Provide sufficient space for dialer mounting bracket adjacent to the pump control panel. Power to the dialer shall be from a plugged-in receptacle.

FACTORY TESTS

All components of the pump station shall be given an operational test at the pump station manufacturer's facility to check for excessive vibration or leaks in the piping or seals, and to correct operation of the automatic control and vacuum priming systems and all auxiliary equipment. Installed pumps shall take suction from a deep wet well, simulating actual service conditions. The control panel shall undergo both a dry logic test and a full operational test with all systems operating.

Factory test instrumentation must include flow measuring with indicator; compound suction gauge; bourdon tube type discharge pressure gauge; electrical meters to measure amperes, volts, kilowatts and power factor; speed indicator; and a Vibrometer capable of measuring both amplitude and frequency.

Certified Performance Test

Each pump shall be factory tested by the manufacturer for capacity, power requirement, and efficiency at specified minimum operating head, rated head, shut-off head, and as many other points as necessary to provide certified pump performance curves. Copies of these curves shall be provided to the Engineer.

SPARE PARTS

A complete replacement pump shaft seal assembly shall be furnished with each pump station. The spare seal shall be packed in a suitable container and shall include complete installation instructions. A spare casing gasket and seal gasket shall be provided.

INSTALLATION AND OPERATING INSTRUCTIONS

Installation of the pump chamber shall be done in accordance with the written instructions provided by the manufacturer.

Operation and maintenance manuals shall be furnished which will include parts lists of components and complete service procedures and troubleshooting guide.

START-UP

The Manufacturer shall provide the services of a factory-trained representative for a maximum period of one day on-site to perform initial start-up of the pump station and to instruct the owner's operating personnel in the operation and maintenance of the equipment.

GUARANTEE

The manufacturer of the station shall guarantee for one year from date of start-up, not to exceed eighteen months from date of shipment, that the structure and all equipment he provides will be free from defects in material and workmanship. Warranties and guarantees of the suppliers of various components in lieu of a single source responsibility by the Manufacturer will not be accepted. The Manufacturer shall assume prime responsibility for the warranty of the station and all components.

In the event a component fails to perform as specified or is proven defective in service during the warranty period, the Manufacturer shall repair or replace, at his discretion, such defective part. He shall further provide, without cost, such labor as may be required to replace, repair or modify major components such as the steel structure, main pumps, main pump motors and main piping manifold. After start-up service has been performed, the labor to replace accessory items, such as the blower, priming pumps, alternator, etc., shall be the responsibility of others.

The repair or replacement of those items normally consumed in service, such as seals, grease, light bulbs, etc., shall be considered as part of routine maintenance and upkeep.

It is not intended that the Manufacturer assume responsibility for contingent liabilities or consequential damages of any nature resulting from defects in design, material, workmanship or delays in delivery, replacement or otherwise.

MANUFACTURED EQUIPMENT

The specifications and drawings detail Smith & Loveless equipment and represent the minimum standard of quality for both equipment and materials of construction. The contractor shall prepare his bid on the basis of the particular equipment and materials specified for the purpose of determining the low bid.

The owner has standardized on the named equipment in order to optimize their operation, maintenance and safety programs, provide for interchangeability of costly equipment items, reduce stocking levels required for necessary spare parts and provide increased flexibility in the utilization of their treatment equipment.

EMERGENCY GENERATOR

GENERAL REQUIREMENTS

It is the intent of this specification to secure an emergency generator system that has been tested during design verification, production and at the final job site. The generator set will be of the latest commercial design and will be complete with all of the necessary accessories for complete installation as shown on the plans, drawings, and specifications herein. The equipment supplied and installed shall meet the requirements of the National electrical Code, along with all applicable local codes and regulations. All equipment shall be new and of current production of a national firm which manufactures the generator and controls, transfer switches, switch gear, and assembles the generator sets as a complete and coordinated system. There will be one source responsibility for warranty, parts and service through a local representative with factory-trained service men.

SUBMITTAL

The submittal shall include prototype test certification and specification sheets showing all standard and optional accessories to be supplied, schematic wiring diagrams, dimension drawings, and interconnection diagrams identifying by terminal number, each required interconnection between the generator set and the transfer switch.

TESTING

To assure that the equipment has been designed and built of the highest reliability and quality standards, the manufacturer and/or the local representative shall be responsible for three separate tests: design prototype tests, final production tests, and site tests.

WARRANTY & MAINTENANCE

The generator set shall be guaranteed against defective material and workmanship in accordance with the manufacturer's published warranty for five (5) years from the date of start-up.

The generator set manufacturer and its distributor shall maintain a 24-hour parts and service organization. This organization shall be regularly engaged in a maintenance contract program to perform preventive maintenance and service on equipment similar to that specified. A service agreement shall be available and shall include system operation under simulated operating conditions, adjustment to the generator, transfer switch, and switch gear controls as required; and certification in the Owner's Maintenance log of repairs made and proper functioning of all systems.

EQUIPMENT

The generator set shall be a Kohler Model 20R0ZK with a 4P4 generator. It shall provide 20 kW, 25 KVA when operating at 120/240 volts; 0.8 power factor. The generator set shall be capable of this rating while operating in an ambient condition of 77° (59.2° C) and 500' above sea level (three phase, 4 wire service).

The generator set shall be capable of starting motor loads of 104 KVA inrush, with a maximum voltage dip of 35%.

Vibration isolators shall be provided between the engine-generator and heavy-duty steel base.

ENGINE

The 134 cubic-inch displacement engine shall deliver a minimum of 32.6 HP at a governed speed of 1800 rpm. The engine shall be equipped with the following:

- An isochronous governor capable of +25% steady-state frequency regulation, or mechanical governor capable of regulating the no-load to full-load frequency to a 5% maximum and capable of +5% steady-state frequency regulation.
- 12 volt positive engagement solenoid shift-starting motor.
- 55 ampere minimum automatic battery charging alternator with solid-state voltage regulation.
- Positive displacement, full pressure lubrication oil pump, cartridge oil filters, dipstick and oil drain.
- Dry-type replaceable air cleaner elements for standard duty applications.

The naturally aspirated engine shall be fueled with No. 2 diesel.

The engine shall have a minimum of 3 cylinders and be liquid-cooled by a unit-mounted radiator, blower fan, water pump, and thermostats. This system shall properly cool the engine with up to 0.5 inches H₂O static pressure on the fan in an ambient temperature up to 122F/40C.

GENERATOR

The alternator shall be salient-pole, brushless, 12 lead reconnectable, self-ventilated, of drip-proof construction with amortiser rotor windings and skewed stator for smooth voltage waveform. The insulation shall meet the NEMA Standard (MG1-22.140 and 16.40) for Class H and be insulated with epoxy varnish to be fungus resistant per MIL 1-24092. Temperature rise of the rotor and stator shall be limited to NEMA Class F ratings. The excitation system shall be of brushless construction controlled by a solid-state voltage regulator capable of maintaining voltage within $\pm 2\%$ at any constant load from 0% to 100% of rating. The regulator must be isolated to prevent tracking when connected to SCR loads, and provide individual adjustments for voltage range, stability and volts per hertz operations, and be protected from the environment by conformal coating.

Upon 1-step application of any load up to 100% of the rated load at 0.8 power factor, the voltage dip shall not exceed 35% and the generator set shall recover to rated voltage and frequency.

The generator shall be capable of sustaining at least 250% of rated current for at least 10 seconds under a 3-phase symmetrical short by inherent.

The generator, having a single maintenance-free bearing, shall be directly connected to the flywheel housing with a semi-flexible coupling between the rotor and the flywheel.

CONTROLLER

Set-MOUNTED controller capable of facing right, left, or rear, shall be vibration isolated on the generator enclosure. The controller shall be capable of being remote-mounted. The microprocessor control board shall be moisture-proof and capable of operation from -40 degrees C to 85 degrees C. Relays will only be acceptable in high-current circuits.

Circuitry shall be of plug-in design for quick replacement. Controller shall be equipped to accept a plug-in device capable of allowing maintenance personnel to test controller performance without operating the engine. The controller shall include the following features:

- Fused CD circuit
- Complete 2-wire start/stop control, which shall operate on closure of a remote contact.
- Speed sensing and a second independent starter motor disengagement system shall protect against starter engagement with a moving flywheel. Battery charging alternator voltage will not be acceptable for this purpose.
- The starting system shall be designed for restarting in the event of a false engine start, by permitting the engine to completely stop and then re-engage the starter.
- Cranking cyclus with 15-second ON and OFF cranking periods.
- Overcrank protection designed to open the cranking circuit after 75 seconds if the engine fails to start.
- Circuitry to shut down the engine when signal for high coolant temperature, low oil pressure, or overspeed are received.
- Engine cool-down timer factory set at 5 minutes to permit unloaded running of the standby set after transfer of the load to normal
- 3-position (Automatic OFF-TEST) selector switch. In the TEST position, the engine shall start and run regardless of the position of the remote starting contacts. In the AUTOMATIC position, the engine shall start when contacts in the remote control circuit close and stop 5 minutes after those contacts open. In the OFF position, the engine shall not start even though the remote start contacts close. This position shall also provide for immediate shutdown in case of an emergency. Reset of any fault shall also be accomplished by putting the switch to the OFF position.

Standard indicating lights to signal the following shall be included:

- Overcrank (red)
- High Engine Temperature (red)
- Overspeed (red)
- Low oil Pressure (red)
- Low Water Temperature (red)
- Auxiliary Fault (red)

Test button for indicating lights.

Terminals shall be provided for each indicating light above, plus additional terminals for common fault and common pre-alarm.

INSTRUMENT PANEL

The instrument panel shall include the following:

- Dual range voltmeter 3-1/2 inch, $\pm 2\%$ accuracy
- Dual range ammeter 3-1/2 inch, $\pm 2\%$ accuracy
- Voltmeter-ammeter phase selector switch
- Lights to indicate high or low meter scale
- Direct reading pointer-type frequency meter 3-1/2 inch, 0.5% accuracy, 45 to 65 Hz scale
- Panel illuminating lights
- Battery charging voltmeter
- Coolant temperature gauge
- Oil pressure gauge
- Running time meter
- Voltage-adjust rheostat

ACCESSORIES

Line circuit breaker of 70 amperes, 70 amps sensor, three poles, 600 volt rated, UL listed molded case type with start time solid state trip, short time solid state trip, generator mounted.

Engine block heater. Thermostatically controlled and sized to maintain manufacturers recommended engine coolant temperature to meet the start-up requirements of NFPA-99 and NFPA-110, Level 1.

A resettable line current sensing circuit breaker with inverse time versus current response shall be furnished which protects the generator from damage due to its own high current capability. This breaker shall not trip within the 10 seconds specified above to allow selective tripping of down-stream fuses or circuit breakers under a fault condition. This breaker shall not automatically reset, preventing restoration of voltage if maintenance is being performed. A field current-sensing breaker will not be acceptable.

Weather housings shall be constructed of rugged steel, cleaned, phosphated and electrocoat painted inside and out with rust inhibiting primer and exterior coat of the manufacturer's standard color. Side panels will be lockable and easily removed for servicing.

Battery rack, and battery cables, capable of holding the manufacturer's recommended batteries shall be supplied.

12 volt lead-antimony battery(ies) capable of delivering the manufacturer's recommended minimum cold cranking amps required at 0°F, per SAE Standard J-537, shall be supplied.

10 ampere automatic float and equalize battery charger with $\pm 10\%$ AC input line variation, current limited during engine cranking and short circuit conditions, temperature compensated for ambients from -40 degrees C to $+60$ degrees C, 5% accurate voltmeter and ammeter, fused, reverse polarity and transient protected.

The engine exhaust silencer shall be coated to be temperature and rust resistant, rated for critical application. The silencer will reduce total engine exhaust noise by 25-35 dB(A).

Flexible exhaust and bellows

A dry contact kit containing Single Relay Kit.

Flexible fuel lines

Automatic Transfer Switch, minimum rated for 104 amp, 3 phase, 4 wire, 120/240 volt, NEMA 4 enclosure. The switch shall be equal to that made by Kohler Model K - 564 333-0104.

The transfer switch shall be furnished with circuits for generator block heater and battery charger.

TRANSFER SWITCH

The submittal shall include prototype test certification and specification sheets showing all standard and optional accessories to be supplied, schematic wiring diagrams, dimension drawings, and interconnection diagrams identifying by terminal number, each required interconnection between the generator set and the transfer switch if it is included elsewhere in these specifications.

Site Tests: The manufacturer's local representative shall perform an installation check, start-up, and building load test. The engineer, regular operators, and the maintenance staff shall be notified of the time and date of the site test.

WARRANTY & MAINTENANCE

The automatic transfer switch shall be guaranteed against defective material and workmanship in accordance with the manufacturer's published warranty for one year from date of start-up. Optional warranties shall be available upon request.

The automatic transfer switch manufacturer and its distributor shall maintain a 24-hour parts and service organization. This organization shall be regularly engaged in a maintenance contract program to perform preventive maintenance and service on equipment similar to that specified. A service agreement shall be available and shall include system operation under simulated operating conditions, adjustment to the generator, transfer switch, and switchgear controls as required, and certification in the owner's maintenance log of repairs made and proper functioning of all systems.

COMPLIANCE WITH CODES & STANDARDS

The ATS shall conform to the requirements of:

UL 1008--Standard for Automatic Transfer Switches

NFPA 70--National Electrical Code, including use in emergency and standby systems in accordance with Articles 517, 700

NFPA 99--Essential Electrical Systems for Health Care Facilities

NFPA 110--Standard for Emergency and Standby Power Systems

IEEE Standard 446--Recommended Practice for Emergency and Standby Power Systems (Orange Book)

IEEE Standard 241--Recommended Practice for Electric Power Systems in Commercial Buildings (Gray Book)

NEMA Standard ICS 2-447 Automatic Transfer Switches.

ELECTRICAL REQUIREMENTS

Automatic transfer switches not intended for continuous duty or repetitive load transfer switching are not acceptable.

The automatic transfer switch shall be rated in amperes for total system transfer including control of motors, electric-discharge lamps, electric heating, and tungsten-filament lamp load. Switches rated 400 amperes and below shall be suitable for 100% tungsten-filament lamp load.

The automatic transfer switch shall be rated to withstand the rms symmetrical short circuit current available at the automatic transfer switch terminals, with the type of overcurrent protection shown on the plans.

EQUIPMENT

The automatic transfer switch shall be a Kohler model K-564333-0104.

The transfer switch shall have the following characteristics:

104 amp current rating

3 Pole

3 wire, 3 phase

240 Volt-60Hz

The ATS shall be furnished in a NEMA 4 enclosure.

The switch shall be a 600 volt class.

The withstand and closing ratings with a current-limiting fuse shall be 200,000 Amps

The withstand and closing ratings with any overcurrent protective device shall be 10,000 Amps

MECHANICAL REQUIREMENTS

All main contacts shall be of silver composition. The main contacts shall be protected by arcing contacts in sizes 400 amperes and above. The main contacts shall be of the blow-on configuration and of segmented construction in ratings 600 amperes and above.

All contacts, coils, springs, and control elements shall be conveniently removable from the front of the transfer switch without major disassembly or disconnection of powerconductors.

The contact transfer time shall not exceed one-sixth of a second.

All moveable parts of the operating mechanism shall remain in positive mechanical contact with the main contacts during the transfer operation without the use of separatemechanicalinterlocks.

All contacts, coils, springs, and control elements shall be conveniently removable from the front of the transfer switch without major disassembly or disconnection of power conductors.

The neutral conductor shall be solidly connected as shown on the plans, a neutral conductor terminal plate with fully rated AL-CU pressure connectors shall be provided.

TRANSFER SWITCH CONTROL SYSTEM

The control module shall direct the operation of the transfer switch. The module's sensing and logic shall be a built-in microprocessor-based system for maximum reliability, minimum maintenance, and inherent digital communications capability. The control settings shall be stored in nonvolatile EEPROM. The module shall contain an integral programmable clock and calendar. The control module shall have a keyed disconnect plug to enable the control module to be disconnected from the transfer mechanism for routine maintenance.

The control module shall be mounted separately from the transfer mechanism unit for safety and ease of maintenance. Interfacing relays shall be industrial control grade plug-in type with dust cover.

The control module shall include programming keypad, alphanumeric display for monitoring settings and diagnostic values, key-lockable program selector switch, light-emitting diode status indication, and user instructions. These features shall be user accessible when the enclosure door is closed.

The control module shall be capable of storing the following records in memory for access either locally (at the control module) or remotely (at a computer):

Number of hours transfer switch is in the emergency position (total and since record reset)

Number of hours the emergency is available (total and since record reset)

Total days that control has been energized (total and since record reset)

Total transfers in either direction (total and since record reset)

Date of record reset

Date of last exercise period

Date, time, and description of the last four source failures

Elapsed time during the most recent source outage

OPERATION

Source Voltages

The voltage of each phase of the normal source and a single phase of the emergency source shall be monitored with pickup adjustable from 75% to 100% and dropout adjustable from 70% to 95% of nominal. Adjustment must be digital.

An automatic minimum differential of 2% shall be maintained between pickup and dropout settings.

Repetitive accuracy of the setting shall be $\pm 2\%$ or better over an operating temperature range of -20°F to 150°F (-29°C to 65.5°C).

The settings shall be fully field-adjustable by keypad or keyboard (local or remote) in increments of 1 Volt without opening the enclosure door and without the use of special tools or separate meters.

Factory settings shall be pickup at 90% and dropout at 85%.

A light-emitting diode shall indicate that normal and/or emergency voltage is within the set point parameter. The indication shall be viewable when the enclosure door is closed.

Time Delays

The control module shall include four time delays that are fully field-adjustable by keypad or keyboard in increments of 1 second over the entire range.

Adjustments and viewing of the time delay values shall be accessible when the enclosure door is closed.

Light emitting diodes shall indicate when the timing feature is running and when the time delay has ended.

Required Time Delays

Time delay for engine start to delay initiation of transfer for momentary source outages: Range 0-6 seconds. Factory set at 5 seconds.

Time delay for transfer to emergency: Range 0-5 minutes. Factory set at 5 seconds.

Time delay for transfer back to normal: Range 0-30 minutes. Factory set at 5 seconds.

Time delay for engine cooldown: Range 0-30 minutes. Factory set at 5 seconds.

Input values outside the allowable parameters shall cause a "range error" message to be displayed.

The user shall have the ability to manually program an engine start and run for a period of up to 72 hours in the loaded or unloaded mode of operation. The time delay transfer to emergency and/or normal may be bypassed during the run period. A numeric indication shall be displayed of the run time remaining in hours and minutes. The run period may be stopped at any time with a single keystroke. After the run period has stopped, the engine shall run unloaded for the cooldown time.

User terminals shall be available to connect a normally closed contact that, when opened, signals the control module to start and transfer load to the engine-generator. Closing these contacts shall initiate a retransfer and engine cooldown sequence. The load shall be transferred to an available utility source immediately if the generator source should fail.

The following features shall be built into the control module logic. These features shall be enabled at the factory or in the field by installing an insulated program jumper provided by the vendor as standard.

Anti-single phasing protection shall detect regenerative voltage as a failed source condition.

In-phase monitoring shall continuously monitor the contactor transfer times, source voltage, frequency and phase angle to provide a self-adjusting, zero crossing contactor transfer signal.

Manual operation override shall function to bypass any manual switch accessories if the source to which the transfer switch is positioned fails. This program jumper shall be factory installed.

Plant Exerciser: Programmable seven-day, fourteen-day or calendar exerciser. Each exerciser mode shall be capable of performing up to two exercise runs in up to five exercise event periods. The exerciser period shall be programmed with the enclosure door closed. The exercise time may be reset at any time with a single keystroke. The engine shall be allowed to run when the exercise period is terminated.

Status Indicators

Light-emitting diodes shall indicate the status of the following:

Contactor Position

System Status

Transfer Switch Position Sensing Fault
Transfer Switch Fail to Transfer
Internal Control Module Fault
Manual Transfer Operation

External Fault Condition (two inputs)
Not In Automatic
Programming Switch Not In Off

The system status messages shall also be shown on the alphanumeric display.

Accessory Active

Plant Exerciser
In-Phase Monitor
Load Shed
Area Protection

A lamp test push button shall light all light-emitting diodes.

The control module shall have a three-position, key-operated, programming control switch. The key shall be removable in any position. The positions shall be:

Off--Allows all enabled accessories to be monitored only. Settings cannot be changed while in this position.

Local--Allows all enabled accessory settings to be changed by local keypad entry.

Remote--Allows all enabled accessories to be altered via the remote communications port.

A momentary-type test switch shall be provided to simulate a normal source failure.

Solid state, 2-amp, floating 12- or 24-volt battery charger

The transfer switch shall be able to control up to 12 isolated form C auxiliary contacts for indication of switch position and source availability.

A set of gold-flashed contacts rated 10 amps, 28VDC shall be provided for a low-voltage engine start signal when the normal source fails.

COMMUNICATION CAPABILITIES

The transfer switch shall be capable of being connected in any of the following five network configurations. Interactive Windows(tm) software developed for ATS applications must be available. The software must monitor, allow alteration of values, and provide system diagnostics. All values and indications of the ATS keypad must be available through the networks.

Point-to-Point Connectivity

It shall be possible to connect the ATS directly to a personal computer in the following ways:

Local Connection--Maximum cable length 50 feet (15 meters) using RS232.

Local Connection--Maximum cable length 4000 feet (1219 meters) using RS422.

Remote Connection--Utilizing Telephones lines, modems, and RS232.

Multidrop Networks Control modules shall be capable of being connected as a local area network using a shielded twisted pair. A single local area network shall be capable of addressing and interfacing with up to 128 control modules.

Local Connection--Total cable length of all drops (up to 128) is 4000 feet (1219 meters).

Remote Connection--Connect to a local network as referenced in 6.3.1; then utilize telephone lines to monitor and control.

The minimum computer requirements for local or remote area networks are a 486 or Pentium® processor-based IBM PC or 100% compatible computer, 33 MHz clock speed. 8MB RAM, one 3.5 inch, high-density 1.44 MB floppy drive, 5 MB available hard disk drive space, VGA monitor, and Microsoft® Windows® 95, Windows® 98 or Windows® NT Workstation version 4.0.

It shall be possible to connect a printer to the computer for hard copy generation.

The communication cable shall run in separate conduit.

It shall be possible to start and run the generator set for up to 72 hours and control the transfer of the load to the generator set.

AUTOMATIC TELEPHONE DIALER

The automatic dialer shall be a self-contained microprocessor controlled system capable of monitoring up to four alarm channels, temperature and AC power. The system shall be configured for operation by the user by means of the build-in keypad. The system shall allow limited access to programming remotely by touch-tone telephone. The system shall have one on-board output. Characteristics of Input and Output channels include Dry Contact Input and Digital Relay Output.

Upon detection of any alarm or status change, the system shall commence dialing telephone numbers and deliver a voice message identifying and describing the alarm condition(s). The alarm message shall be delivered in digitized human voice using messages recorded by the user. The system will continue to call telephone numbers in succession until a positive acknowledgement of the alarm message is received.

Acknowledgement is accomplished by depressing tone keys from the called telephone, or by calling the system back within a programmed time period. The alarm may also be acknowledged using the local keypad. In addition, the system shall be able to receive incoming telephone calls. Upon answering, the system shall recite a status report and allow access to remote operation and programming.

The system shall be FCC and DOC registered for direct connection to the telephone network. The system shall have a one-year warranty from the manufacturer. The system shall be equal to Sensaphone Express by Phonetics, Inc.

The system shall come standard with four dry contact input channels, configurable as NO or NC digital dry contact using 2mA loop current.

The system shall have the following built-in features:

- AC power failure detection
- Temperature with pre-wired 2.8K thermistor (-60 degree F to 175 degree F).

All monitored channels, including built-in monitoring features, shall allow local keypad programming of pertinent operational data including, but not limited to:

- Input type (NO/NC)
- High and Low limits (temperature)
- Input recognition time (0 seconds to 272 minutes)
- Enable/disable for each channel to dial out for alarm.

The system shall have one built-in SPDT form C5A 125 VAC relay output. The output may be programmed to switch automatically or manually,

The system shall be remotely programmable using a standard touch-tone telephone. Remote programming shall be aided by menu-style voice guidance. The following parameters may be remotely programmed:

- Alarm messages
- Identification message
- Turn output ON/OFF
- Disable/enable inputs

The system shall allow the user to call into the unit at any time using any standard telephone to obtain a full status report of all monitored channels including present temperature and listen-in to on-site sounds. The status report shall be articulated using the resident voice-synthesized English vocabulary, in combination with digitized user-recorded voice messages.

An alarm on any monitored channel may be acknowledged remotely by pressing tones on a touch-tone telephone keypad or by calling the system back with a specified time period. An alarm may also be acknowledged locally using the built-in keypad.

The system shall be housed in a NEMA-4 fiberglass enclosure with a latched clear cover and shall be internally constructed to facilitate field upgrades, repair and maintenance.

The system shall be provided with a UL listed 12 volt AC power transformer that the user may plug into a 117 volt AC outlet, \pm -20%, 60 Hz.

Each input shall have a corresponding LED that will indicate the alarm and acknowledgement status of each input.

The system shall have a built-in 12 volt, 1.9 AH sealed lead-acid rechargeable battery. This battery shall support approximately 12 hours of continued system operation in the absence of AC power.

The system shall connect to a standard 2-wire telephone line using pulse or tone, with loop start only. The system shall recognize ringer frequencies from 16 to 60 Hz. No leased or dedicated lines shall be required. The system shall also be capable of being used on the same telephone line as other answering devices. Call progress detection shall ensure that the alarm dial out is not hindered by 'no answer' or 'busy' signals.

The system shall be capable of dialing up to 8 telephone numbers, 32 digits each. The system shall allow local keypad programming of the following telephone dialing information:

- Dialing method (pulse or tone)
- Message repetitions (0 to 255)
- Maximum number of calls (0 to 255)
- Call delay time (0 seconds to 255 seconds)
- Internal delay time (0 seconds to 272 minutes)
- Redial on busy (enable/disable)

The system shall have the ability to record, store and reproduce voice messages and to use those messages to articulate the location and status of the monitored channels. The absence of user-recorded voice messages, the system shall articulate channel status using the internally resident vocabulary. All digitized speech message data shall be stored in non-volatile memory with a 3V lithium battery backup. Such battery backup shall be capable of protecting speech memory for at least two years of complete power outage.

There shall be one recorded identification message for the system, and one recorded alarm message for each input channel. Message length shall be 8 seconds per input channel and 10.5 seconds for the identification message.

The system shall be capable of intelligently dialing out to a numeric beeper or pager. The dialing sequence shall be programmable such that the pager number is dialed, the system waits for the telephone to be answered and then additional identification DTMF digits are transmitted.

The system shall contain an integral, sealed keypad for the purpose of locally programming all system data. Programming is assisted by synthesized voice guidance.

Power and telephone connection shall have internal spike and surge protection using metal oxide varistors. The dry contact inputs shall be optically isolated.

Additional power and telephone line surge protection shall be available from the manufacturer. When so installed, the system shall be fully warranted against any damage caused by transient surges entering the system through power or telephone lines.

The system shall function over an operating range of 32 degrees F – 120 degrees F at up to 0.90% RH, non-condensing.

The system manufacturer shall have in-house service facilities and technical assistance available during normal business hours (EST).

The Contractor shall install all inter-connecting wiring between the pump control panel and dialer, and the dialer to the telephone lines. The dialer shall be installed adjacent to the pump control panel. Power to the dialer shall be provided from a plugged in receptacle at the pump control panel.

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: Vantage Construction, Inc.
372 South Plank Road
Newburgh, NY 12550

The Orange County Department of Health certifies that a realty subdivision map entitled Vantage Construction, Inc., dated September 2001, latest revision August 18, 2003, located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total area: 17.8 acres Number of lots: 19

Water supply: T. New Windsor WD#11

Sewage disposal: T. New Windsor SD #19

The owner intends to build on all on lots.

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. **THAT** the proposed facilities are installed in conformity with said plans.
2. **THAT** no lot or remaining lands shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. **THAT** the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. **THAT** the purchaser of a lot sold with water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and an accurate as-built plan depicting all installed sanitary facilities.

5. **THAT** plan approval is limited to 5 years. Time extensions for plan approval may be granted by the Orange County Department of Health based upon development facts and the realty subdivision regulations in effect at that time. A new plan submission may be required to obtain a time extension.
6. **THAT** the approved plans must be filed with the Orange County Clerk prior to offering lots for sale and within 90 days of the date of plan approval.

August 21, 2003

Date



M.J. Schleifer, P.E.

Assistant Commissioner

subapproval



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mhenry@mhepc.com

MEMORANDUM

24 February 2006

TO: MICHAEL BABCOCK, TOWN BUILDING INSPECTOR

FROM: MARK J. EDSALL, ENGINEER FOR THE TOWN

SUBJECT: VANTAGE – BOND REDUCTION
TOWN OF NEW WINDSOR **PB # 01-55**

Pursuant to your request and our being contacted by the developer, Brendan Masterson of our office reviewed the approximate construction values for the outstanding work along with the appropriate field representatives of this office. The clients engineer submitted bond totaling \$107,650 to which the following needs to be added and or addressed:

- Testing has not been performed on the sewer system, withhold the amount for the manholes; add \$10,500.
- While the asphalt top course is included in the outstanding list, a cost of \$3.75/SY is associated, it may be warranted to increase this cost to \$7.80/SY in light of the dramatically increased costs.

All other items either complete or outstanding appear to be correct. A final review of all documentation and work will be performed before the bond is released or the improvements accepted.

Based on the above, it is our recommendation that the bond be reduced to a current amount of \$154,650.00

REGIONAL OFFICES

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

*2/28/06
Gave to Mike Blythe*

TOTAL P.01

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/05/2004

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 1-55

NAME: RILEY ROAD SUBDIVISION - PA2001-0589

APPLICANT: VANTAGE CONSTRUCTION, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/27/2004	PLANS STAMPED	APPROVED
04/28/2004	P.B. APPEARANCE . EXPIRES 09-04-04	GRANTED 2-90 DAY EXT
09/10/2003	P.B. APPEARANCE	COND APPROVAL
07/10/2002	P.B. APPEARANCE	ND: PRELIM APPROVAL
03/27/2002	P.B. APPEARANCE - PUB HEARIN . CHECK PUMPING STATION ON RILEY ROAD - (PETRONELLA) TRY TO . RECONFIGURE LOT #13 - ADDRESS MARK'S COMMENTS - GET HIGHWAY . APPROVAL	CLOSE PH -
02/13/2002	P.B. APPEARANCE . SET PUBLIC HEARING - NEED HIGHWAY APPROVAL - NEED SEWER . CAPACITY- NEED SIDEWALKS ON ONE SIDE OF STREET - NEED DEED . COMBINING THE THREE PARCELS INTO ONE FOR ANDY KRIEGER - TRY . TO LEAVE EXISTING STONE WALLS IF POSSIBLE	LA: SET PH RETURN
09/26/2001	P.B. APPEARANCE . NEED ADDITIONAL COPIES OF PLANS AND EAF FOR LEAD AGENCY . LETTER - NEED DRAINAGE PLAN	AUTH LA LETTER
08/15/2001	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/05/2004

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 1-55

NAME: RILEY ROAD SUBDIVISION - PA2001-0589

APPLICANT: VANTAGE CONSTRUCTION, INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	06/11/2004	E 911 COORDINATOR . GAVE ANDY BELL (OWNER) NUMBERED PLAN TO INCLUDE NUMBERS ON . FINAL PLAN FOR STAMPING	06/11/2004	APPROVED
REV1	08/29/2003	MUNICIPAL HIGHWAY	/ /	
REV1	08/29/2003	MUNICIPAL FIRE	09/11/2003	APPROVED
REV1	07/08/2002	P.B. ENGINEER	/ /	
REV2	03/12/2002	MUNICIPAL HIGHWAY . DROP DETENTION / FIRST FLUSH AREA. I WOULD LIKE TO HAVE . ALTERNATIVE SYSTEM THAT WOULD REQUIRE LESS MAINTENANCE FOR . THE TOWN.	04/01/2002	DISAPPROVED
REV2	03/12/2002	MUNICIPAL WATER	03/15/2002	APPROVED
REV2	03/12/2002	MUNICIPAL SEWER	04/01/2002	APPROVED
REV2	03/12/2002	MUNICIPAL FIRE . WATER MAIN SIZE IS NOT SHOWN ON PLANS - MINIMUM OF 8" . DIAMETER IS REQUIRED	03/18/2002	DISAPPROVE
REV2	03/12/2002	NYS DOT	/ /	
REV1	01/18/2002	MUNICIPAL HIGHWAY	03/12/2002	SUPERSEDED BY REV2
REV1	01/18/2002	MUNICIPAL WATER	01/24/2002	APPROVED
REV1	01/18/2002	MUNICIPAL SEWER	03/12/2002	SUPERSEDED BY REV2
REV1	01/18/2002	MUNICIPAL FIRE	03/12/2002	SUPERSEDED BY REV2
REV1	01/18/2002	NYS DOT	03/12/2002	SUPERSEDED BY REV2
ORIG	09/19/2001	MUNICIPAL HIGHWAY	09/24/2001	NEED DRAIN PLAN
ORIG	09/19/2001	MUNICIPAL WATER	09/24/2001	APPROVED
ORIG	09/19/2001	MUNICIPAL SEWER	01/18/2002	SUPERSEDED BY REV1
ORIG	09/19/2001	MUNICIPAL FIRE . I FIND THE CONCEPT OF THE DEVELOPMENT ACCEPTABLE, HOWEVER,	09/20/2001	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/05/2004

PAGE: 2

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 1-55

NAME: RILEY ROAD SUBDIVISION - PA2001-0589

APPLICANT: VANTAGE CONSTRUCTION, INC.

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
	. THE WATER MAIN SIZE AND HYDRANT LOCATION ARE NOT SHOWN ON		
	. THE MAP.		

ORIG 09/19/2001 NYSDOT

01/18/2002 SUPERSEDED BY REV1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/05/2004

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-55

NAME: RILEY ROAD SUBDIVISION - PA2001-0589

APPLICANT: VANTAGE CONSTRUCTION, INC.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	09/19/2001	EAF SUBMITTED	09/19/2001	WITH APPLIC
ORIG	09/19/2001	CIRCULATE TO INVOLVED AGENCIES	09/26/2001	SEND LETTR
ORIG	09/19/2001	LEAD AGENCY DECLARED	02/13/2002	TOOK LA
ORIG	09/19/2001	DECLARATION (POS/NEG)	07/10/2002	DECL NEG DEC
ORIG	09/19/2001	SCHEDULE PUBLIC HEARING	02/13/2002	SCHED PH
ORIG	09/19/2001	PUBLIC HEARING HELD	03/27/2002	HELD& CLOSED
ORIG	09/19/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	09/19/2001	AGRICULTURAL NOTICES	/ /	
ORIG	09/19/2001	PRELIMINARY APPROVAL	07/10/2002	GRANTED
	/ /		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/27/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 1-55

NAME: RILEY ROAD SUBDIVISION - PA2001-0589

APPLICANT: VANTAGE CONSTRUCTION, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/20/2004	18 LOT REC FEE	CHG	27000.00		
07/26/2004	REC. CK. #15252	PAID		27000.00	
			-----	-----	-----
		TOTAL:	27000.00	27000.00	0.00


7/27/04

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/27/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-55
NAME: RILEY ROAD SUBDIVISION - PA2001-0589
APPLICANT: VANTAGE CONSTRUCTION, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/19/2001	REC. CK. #11771	PAID		1800.00	
09/26/2001	P.B. ATTY FEE	CHG	35.00		
09/26/2001	P.B. MINUTES	CHG	18.00		
02/13/2002	P.B. ATTY. FEE	CHG	35.00		
02/13/2002	P.B. MINUTES	CHG	27.00		
03/27/2002	P.B. ATTY. FEE	CHG	35.00		
03/27/2002	P.B. MINUTES	CHG	27.00		
07/10/2002	P.B. ATTY FEE	CHG	35.00		
07/10/2002	P.B. MINUTES	CHG	22.50		
07/20/2004	P.B. ENGINEER	CHG	1856.90		
07/26/2004	REC. CK. #15253	PAID		291.40	
		TOTAL:	2091.40	2091.40	0.00

Heir
7/27/04

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/27/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 1-55

NAME: RILEY ROAD SUBDIVISION - PA2001-0589

APPLICANT: VANTAGE CONSTRUCTION, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/20/2004	SUB. APPR FEE	CHG	775.00		
07/26/2004	REC. CK. #15251	PAID		775.00	
			-----	-----	-----
		TOTAL:	775.00	775.00	0.00

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#773-2004

07/27/2004

Vantage Construction *#01-55 RB*

Received \$ 775.00 for Planning Board Fees, on 07/27/2004. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE PLANNING BOARD

July 20, 2004

Vantage Construction
372 South Plank Rd
Newburgh, NY 12550

ATTN: ANDY BELL

SUBJECT: P.B. #01-55 19-LOT SUBDIVISION

Dear Andy:

Please find attached printouts of fees due for subject project.

Please make payment in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$ 775.00
Check #2 - Recreation fee (18 lots)	27,000.00
Check #3 - Amount of charges over escrow posted.....	291.40

Upon receipt of these checks and ten (10) sets of plans with mylar, I will have them stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/20/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
PERFORMANCE BND

FOR PROJECT NUMBER: 1-55

NAME: RILEY ROAD SUBDIVISION - PA2001-0589

APPLICANT: VANTAGE CONSTRUCTION, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/21/2004	PERF. BOND AMT.	CHG	571150.00		
06/21/2004	POSTED LOC #2066	PAID		571150.00	
			-----	-----	-----
		TOTAL:	571150.00	571150.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/20/2004

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LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 1-55

NAME: RILEY ROAD SUBDIVISION - PA2001-0589

APPLICANT: VANTAGE CONSTRUCTION, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/20/2004	18 LOT REC FEE	CHG	27000.00		
		TOTAL:	27000.00	0.00	27000.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/20/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 1-55

NAME: RILEY ROAD SUBDIVISION - PA2001-0589

APPLICANT: VANTAGE CONSTRUCTION, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/20/2004	SUB. APPR FEE	CHG	775.00		
			-----	-----	-----
		TOTAL:	775.00	0.00	775.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/20/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 1-55

NAME: RILEY ROAD SUBDIVISION - PA2001-0589

APPLICANT: VANTAGE CONSTRUCTION, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/14/2003	4% of 571,150.00 insp fee	CHG	22846.00		
10/14/2003	REC. CK. #1531	PAID		22846.00	
		TOTAL;	22846.00	22846.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/20/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-55

NAME: RILEY ROAD SUBDIVISION - PA2001-0589

APPLICANT: VANTAGE CONSTRUCTION, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/19/2001	REC. CK. #11771	PAID		1800.00	
09/26/2001	P.B. ATTY FEE	CHG	35.00		
09/26/2001	P.B. MINUTES	CHG	18.00		
02/13/2002	P.B. ATTY. FEE	CHG	35.00		
02/13/2002	P.B. MINUTES	CHG	27.00		
03/27/2002	P.B. ATTY. FEE	CHG	35.00		
03/27/2002	P.B. MINUTES	CHG	27.00		
07/10/2002	P.B. ATTY FEE	CHG	35.00		
07/10/2002	P.B. MINUTES	CHG	22.50		
07/20/2004	P.B. ENGINEER	CHG	1856.90		
		TOTAL:	2091.40	1800.00	291.40

7/20/04

TOWN OF NEW WINDSOR

MAJOR SUBDIVISION FEE SCHEDULE

APPLICATION FEE: \$ 150.00

ESCROW:

RESIDENTIAL:

____ LOTS @ \$200.00 EACH LOT (FIRST FOUR LOTS) \$ _____

____ LOTS @ \$100.00 EACH LOT OVER FOUR LOTS \$ _____

COMMERCIAL:

____ LOTS @ \$500.00 EACH LOT (FIRST FOUR LOTS) \$ _____

____ LOTS @ \$200.00 EACH LOT OVER FOUR LOTS \$ _____

TOTAL ESCROW DUE: \$ _____

APPROVAL FEES:

PRE-PRELIMINARY PLAT APPROVAL \$ 200.00

PRELIMINARY PLAT APPROVAL (200.00 OR 20.00/LOT) \$ 380.00

FINAL PLAT APPROVAL FEE (\$100.00 + \$5.00/LOT) \$ 195.00

FINAL PLAT SECTION FEE \$ 100.00

TOTAL APPROVAL FEES: \$ 775.00

RECREATION FEES:

18 LOTS @ \$1,500.00 / LOT \$ 27,000.00

TO BE DEDUCTED FROM ESCROW:

P.B. ENGINEER FEE \$ _____

P.B. ATTY. FEE \$ _____

MINUTES OF MEETING \$ _____

OTHER \$ _____

TOTAL DEDUCTION: \$ _____

ESCROW POSTED: \$ _____

See Print-out

REFUND: \$ _____

AMOUNT DUE: \$ _____

PERFORMANCE BOND AMOUNT \$ 571,150.00

INSPECTION FEE:

2% PRIVATE IMPROVEMENTS \$ _____

4% PUBLIC IMPROVEMENTS \$ 22,846.00

Ad 10/14/03

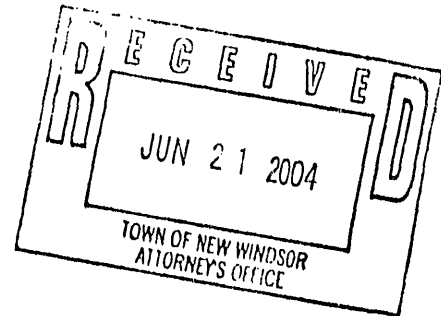
TODD A. KELSON, P.C.
ATTORNEY & COUNSELLOR-AT-LAW
542 UNION AVENUE NEW WINDSOR, NY 12553
845-567-3010
FAX 845-561-2128*
E-MAIL TAKELSON@AOL.COM*

*NOT FOR SERVICE OF PROCESS

June 21, 2004

Hand Delivered
Philip A. Crotty, Esq.
Town Attorney
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

RE Vantage Construction, Inc.
Road Dedication- Coach House Court
Our File # 1132



Dear Mr. Crotty:

Enclosed please find *revised* original Union State Bank Irrevocable Letter of Credit # 2066 in favor of the Town of New Windsor, delivered in connection with the above referenced road dedication. Kindly advise the undersigned when the above matter is placed before the Town Board for acceptance of Coach House Court as a public highway.

Please call me if you require any additional documentation in connection with this matter. If you find the Letter of Credit, dedication documentation, and drainage district documentation to be in proper order, may I respectfully request that you advise the Planning Board secretary of these facts in writing so that the Planning Board chairman may consider signing the final map for filing in the Orange County Clerk's office.

As always, many thanks for your courtesies.

Very Truly Yours,

TODD A. KELSON

TAK:cp
enclosure

cc: Vantage Construction, Inc
via fax only 564-0003

USB UNION STATE BANK

Do business with us, do better with us.

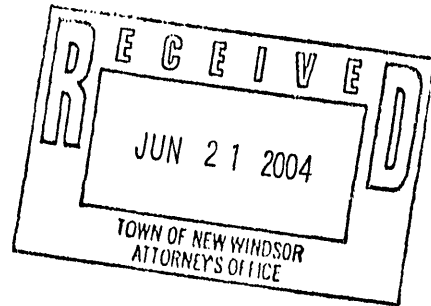
June 9, 2004

Irrevocable Standby Letter of Credit No. 2066

Beneficiary: Town of New Windsor
555 Union Avenue
New Windsor, N.Y. 12553

Attn: Town Attorney

Accreditor: Garfield Developers Inc.
386 Rte 59
Suite 12
Monsey, N.Y. 10952



Expiration: June 9, 2005

Dear Sir or Madam:

We hereby issue our Irrevocable Standby Letter of Credit No. 2066 in your favor for the account of Garfield Developers Inc. for an aggregate amount not to exceed Five Hundred Seventy-one Thousand One Hundred Fifty and 00/100 (\$571,150.00) available by your drafts at sight drawn on Union State Bank and accompanied by:

Your written statement signed by an authorized representative of the Town of New Windsor stating: "Garfield Developers Inc. has failed to complete the required site improvements in the Meadow Ridge Subdivision, Coach House Court described in the minutes of the Town Board of the Town of New Windsor on November 5, 2003. These improvements must be completed to the satisfaction of the Town of New Windsor Highway Superintendent."

It is a condition of this letter of credit that it shall be deemed automatically extended without amendment for at least 12 months from the present or any future expiration date hereof, unless thirty (30) days prior to any such expiration date we shall notify the Town of New Windsor Supervisor by registered mail that we elect not to consider this Letter of Credit renewed for any such additional period.

Corporate Headquarters

USB Financial Center

100 Dutch Hill Road, Orangeburg, NY 10962

845-365-4600

www.unionstate.com

Customer Service Center

845-365-4811

1-800-616-3491

24 Hour Telephone Banking

845-624-2008

1-800-ASK-USB1
(Outside 845 Area Code)



June 9, 2004

Page 2 of 2

Irrevocable Standby Letter of Credit No. 2066

Upon receipt by you of such notice, you may draw the full amount of the credit hereunder, by presentation of your sight draft, with the documentation mentioned herein.

Drafts must be negotiated not later than the expiration date shown above, as may be extended, and must state "Drawn Under Union State Bank Irrevocable Standby Letter of Credit No. 2066."

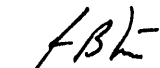
This Credit is subject to the "Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce Publication No. 500."

We hereby agree with you that drafts drawn under and in compliance with the terms and conditions of this credit shall be duly honored upon due presentation.

Very truly yours,



Edward G. Horan
Senior Vice President



Gregory Monteith
Vice President

AS OF: 07/20/2004

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 1- 56

FOR WORK DONE PRIOR TO: 07/20/2004

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
1-55	249956	04/28/04	TIME	MJE	MM vantage reapproval	99.00	0.10	9.90			
1-55	257504	07/20/04	TIME	MJE	MC File Closeout	99.00	0.50	49.50			
TASK TOTAL								59.40	0.00	0.00	59.40
GRAND TOTAL								59.40	0.00	0.00	59.40

total additonal
after re-approval.

TODD A. KELSON, P.C.
ATTORNEY & COUNSELLOR-AT-LAW
542 UNION AVENUE NEW WINDSOR, NY 12553
845-567-3010
FAX 845-561-2128*
E-MAIL TAKELSON@AOL.COM*

*NOT FOR SERVICE OF PROCESS

NOTE NEW ADDRESS AND FAX NUMBER

September 22, 2003

Hand Delivered
Philip A. Crotty, Esq.
Town Attorney
Town of New Windsor
555 Union Avenue .
New Windsor, NY 12553

RE: Lands of Vantage Construction (Coach House Ct), Town of New Windsor
Our File No. 1395

Dear Mr. Crotty:

Enclosed please find for your review the following road and easement dedication documents prepared in connection with the above subdivision:

OFFER OF DEDICATION AND MAINTENANCE AGREEMENT-COACH HOUSE COURT
DEDICATION DOCUMENTS-COACH HOUSE COURT
PROPOSED DEED- COACH HOUSE COURT

Please review the documents as to form and advise at your earliest opportunity, as my client is interested in concluding the road dedication matters immediately.

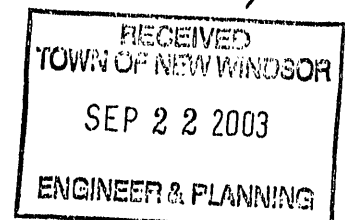
Thank you for your assistance in this matter. I look forward to hearing from you at your convenience.

Very truly yours,

TODD A. KELSON

TAK:cp
Enclosures
cc: Mr. Andrew T. Bell
Alan J. Axelrod, Esq.

9/23/03
CC: M. Edsall
P. Crotty



Vantage Construction, Inc.--
SECRETARY'S CERTIFICATE

I, Andrew T. Bell, Secretary of Vantage Construction, Inc., a corporation organized and existing under the laws of the State of New York (the "Corporation"), pursuant to that certain Unanimous Written Consent of the Board of Directors and Shareholder of Vantage Construction, Inc., dated September , 2003, do hereby certify on behalf of the Corporation that:

Attached hereto are true, correct and complete copies of the resolutions of the Corporation duly adopted by Unanimous Written Consent by the Board of Directors and Shareholders of the Corporation on September , 2003, and such resolutions have not been amended, modified or rescinded and remain in full force and effect as of the date hereof.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed and delivered September , 2003.

Vantage Construction, Inc.

BY: Andrew T. Bell, Secretary

UNANIMOUS WRITTEN CONSENT
OF THE BOARD OF DIRECTORS
AND SHAREHOLDERS OF
Vantage Construction, Inc.

The undersigned, constituting all of the members of the Board of Directors and the holders of 100% of the issued and outstanding shares of Vantage Construction, Inc., a New York corporation (the "Corporation"), in accordance with the provisions that are contained in Sections 708(b) and 615(a), respectively, of the Business Corporation Law of the State of New York, do hereby consent to the taking of the following action and direct that this consent be filed with the Minutes of the Corporation.

WHEREAS, the Corporation has heretofore acquired title to and has taken possession of, or has caused to be constructed, a certain private roadway known as COACH HOUSE COURT on a map entitled "Survey & Subdivision for Vantage Construction, Inc.," filed in the Orange County Clerk's office on _____, 2003 as Map # 2003-_____ as more particularly described in Schedule "A" annexed hereto and made a part hereof the maintenance and upkeep of which and the real property taxes payable are a substantial expense to the Corporation; and

WHEREAS, it would be in the best interest of the Corporation to dedicate said roadways to the Town of New Windsor by causing to be made, executed and delivered to the Town of New Windsor a Bargain and Sale Deed with Covenant Against Grantor's Acts ("Bargain and Sale Deed") and a Release and Dedication for the Road Dedication ("Release and Dedication") covering the roadway described in Schedule "A";

NOW, THEREFORE, IT IS RESOLVED, that the President or Vice-President of the Corporation be, and he hereby is, authorized and directed in the name of and on behalf of the Corporation to execute and deliver to the Town of New Windsor a Bargain and Sale Deed and

Release and Dedication for the roadways described in Schedule "A" attached to this Consent; and be it further

RESOLVED, that the officers of the Corporation be, and each of them hereby is, authorized and empowered to make, execute and deliver, or cause to be made, executed and delivered, in the name of and on behalf of the Corporation all such certificates, agreements, documents and papers as may be necessary to effectuate and carry out the content of the forgoing resolution; and be it further

RESOLVED, that the Secretary of the Corporation is hereby authorized and directed in the name of and on behalf of the Corporation to certify and deliver copies of these resolutions to the Town of New Windsor.

Dated: September , 2003

Andrew T. Bell, Secretary

Parcel I

DEED DESCRIPTION

ROAD PARCEL COACH HOUSE COURT 2.035 ACRES

ALL THAT LAND, situate in the Town of New Windsor, County of Orange, State of New York, described as follows:

BEGINNING at a set 5/8" iron rod on the westerly side of Riley Road in the southeasterly corner of lands of Andrew M. and Linda Kane, Deed Reference Liber 2604, Page 281 and the northeasterly corner of lands of Andrew T. Bell, Deed Reference Liber 5958, Page 63;

THENCE from said place of beginning and crossing Riley Road, South Eighty-Seven Degrees, Fifty-Five Minutes, Fifty-Nine Seconds East, Forty-Nine and Seventy-Nine Hundredths Feet (S 87°-55'-59" E, 49.79') to a point on the easterly side of Riley Road;

THENCE along the easterly side of Riley Road, the following courses and distances, South Fourteen Degrees, One Minute, Seven Seconds East, Eighty and Forty-Three Hundredths Feet (S 14°-01'-07" E, 80.43'), South Thirteen Degrees, Forty-Three Minutes, Forty-One Seconds East, Forty-Eight and Forty-Eight Hundredths Feet (S 13°-43'-41" E, 48.48'), South Twelve Degrees, Fifteen Minutes, Twelve Seconds East, Seventy-Three and Twenty-One Hundredths Feet (S 12°-15'-12" E, 73.21') and South Nine Degrees, Forty-One Minutes, Twelve Seconds East, Sixty-Three and Ninety-Four Hundredths Feet (S 09°-41'-12" E, 63.94') to a set 5/8" iron rod in the northerly line of lands of Theresa Fry and Nancy Salmeri, Deed Reference Liber 4640, Page 288 and South Seventy-Six Degrees, Nine Minutes, Thirty-Eight Seconds West, Twenty-Five and Forty-Two Hundredths Feet (S 76°-09'-38" W, 25.42') to a point in the center line of Riley Road;

THENCE along the center line of Riley Road, South Seven Degrees, Fifteen Minutes, Fifty-Three Seconds East, Ninety-Five and Thirty Hundredths Feet (S 07°-15'-53" E, 95.30');

THENCE leaving Riley Road and along the southerly side of Coach House Court, a proposed road, along the lands of Anthony Marra, Deed Reference Liber 4181, Page 270, a portion of the way, South Eighty-Two Degrees, Twenty Minutes, Three Seconds West, Two Hundred Twenty-Five and Nineteen Hundredths Feet (S 82°-20'-03" W, 225.19') to the top of a found 3" x 4" wood stake, 28" above grade on the southwest side of a 24" willow tree;

THENCE through the lands of Andrew Bell, aforementioned, North Eight Degrees, Zero Minutes, Forty-Nine Seconds West, Zero and Ninety-Nine Hundredths Feet (N 08°-00'-49" W, 0.99') and along a curve to the right, being concave to the northeast, for a length of Six Hundred Eighty-Seven and Thirty-Three Hundredths Feet (687.33') having a radius of Six Hundred and

Land Surveying - Sewer System Design - Subdivisions

Zero Hundredths Feet (600.00') and having a radial bearing of South Eight Degrees, Zero Minutes, Forty-Nine Seconds East (S 08°-00'-49" E);

THENCE continuing through said lands, a portion of the way, and through other lands of Andrew T. Bell, Deed Reference Liber 5958, Page 50, North Thirty-Two Degrees, Twenty-Two Minutes, Thirty-Nine Seconds West, Two Hundred Forty-One and Thirty-Four Hundredths Feet (N 32°-22'-39" W, 241.34') along a proposed cul-de-sac and along a curve to the left, being concave to the south for a radius of Twenty-Five and Zero Hundredths Feet (25.00') having a length of Twenty-Five and Forty-One Hundredths Feet (25.41');

THENCE along a curve to the right, being concave to the northwest, north and northeast, for a length of Three Hundred Sixty-Two and Twenty-Three Hundredths Feet (362.23'), having a radius of Seventy and Zero Hundredths Feet (70.00);

THENCE along a curve to the left, being concave to the east, for a length of Twenty-Five and Forty-One Hundredths Feet (25.41') having a radius of Twenty-Five and Zero Hundredths Feet (25.00');

THENCE South Thirty-Two Degrees, Twenty-Two Minutes, Thirty-Nine Seconds East, Two Hundred Forty-One and Thirty-Four Hundredths Feet (S 32°-22'-39" E, 241.34');

THENCE along a curve to the left, being concave to the north, for a length of Six Hundred Sixty-Three and Thirty Hundredths Feet (663.30'), having a radius of Five Hundred Fifty and Zero Hundredths Feet (550.00');

THENCE North Seventy-Eight Degrees, Thirty-One Minutes, Twenty-Four Seconds East, One Hundred Forty and Twenty-Three Hundredths Feet (N 78°-31'-24" E, 140.23');

THENCE along a curve to the left, being concave to the northwest, for a length of Forty-Four and Ninety-Two Hundredths Feet (44.92'), having a radius of Thirty and Zero Hundredths Feet (30.00') to a point on the westerly side of Riley Road;

THENCE along the westerly side of Riley Road, North Seven Degrees, Fifteen Minutes, Fifty-Three Seconds West, Twelve and Twenty-Four Hundredths Feet (N 07°-15'-53" W, 12.24'), North Nine Degrees, Forty-One Minutes, Twelve Seconds West, Fifty-Five and Sixty Hundredths Feet (N 09°-41'-12" W, 55.60'), North Twelve Degrees, Fifteen Minutes, Twelve Seconds West, Seventy-One and Forty-Five Hundredths Feet (N 12°-15'-12" W, 71.45'), North Thirteen Degrees, Forty-Three Minutes, Forty-One Seconds West, forty-Seven and Seventy-One Hundredths Feet (N 13°-43'-41" W, 47.71'), North Fourteen Degrees, One Minute, Seven Seconds West, Ninety-Four and Sixty-Four Hundredths Feet (N 14°-01'-07" W, 94.64') and North Eighty-Nine Degrees, fifty-Nine Minutes, Eighteen Seconds East, Two and Twenty-Three Hundredths Feet (N 89°-59'-18" E, 2.23') to the place of beginning.

CONTAINING 2.035 acres of land. Bearings with reference to magnetic north of October 2001 as surveyed by Mercurio-Norton-Tarolli, Land Surveying-Engineering, P.C., 45 Main Street, Pine Bush, NY 12566.

INTENDED to be a portion of two deeds conveyed to Andrew T. Bell, recorded in the Orange County Clerk's Office in Liber 5958 of Deeds, Page 63 and Liber 5958 of Deeds, Page 50.

2766COACHCT.DD

Parcel II

DEED DESCRIPTION
DRAINAGE FACILITIES LOTS

ALL THAT LAND, situate in the Town of New Windsor, County of Orange, State of New York, described as follows:

BEGINNING at a point in the northerly line of lands of Francesco and Susan Petronella, Deed Reference Liber 4590, Page 221, said point being South Eighty-One Degrees, Twenty-Nine Minutes, Thirty-Eight Seconds West, One Hundred and Forty Hundredths Feet (S 81°-29'-38" W, 100.40') from a found ¾" o.d. iron pipe, 3" above grade in range with a stone wall, being the northeasterly corner of lands of Petronella, aforementioned;

THENCE from said place of beginning and along aforementioned lands, South Eighty-Three Degrees, Twenty-Nine Minutes, Thirty-Eight Seconds West (S 83°-29'-38" W) generally following a wire fence the latter part of the course, Two Hundred Eighteen and Eighty-Four Hundredths Feet (218.84');

THENCE through the lands of Andrew T. Bell, Deed Reference Liber 5958, Page 63, North Twenty Degrees, Twenty-Seven Minutes, Thirty-Four Seconds East, Two Hundred Thirty-Seven and Zero Hundredths Feet (N 20°-27'-34" E, 237.00') to a point on the southerly side of Coach House Court, a proposed road;

THENCE along the southerly side of said proposed road and along a curve to the left, for a length of One Hundred Fifty-Five and Seven Hundredths Feet (155.07'), having a radius of Six Hundred and Zero Hundredths Feet (600.00') and a radial bearing of South Twenty Degrees, Twenty-Seven Minutes, Thirty-Four Seconds West (S 20°-27'-34" W);

THENCE through the lands of Bell, aforementioned, South Five Degrees, Thirty-Nine Minutes, Two Seconds West, One Hundred Sixty-Three and Eleven Hundredths Feet (S 05°-39'-02" W, 163.11') to the place of beginning with reference to October 2001 as surveyed by Mercurio-Norton-Tarolli, Land Surveying-Engineering, P.C., 45 Main Street, Pine Bush, NY 12566.

INTENDED to be a portion of the same premises described in a deed to Andrew T. Bell and recorded in the Orange County Clerk's Office in Liber 5958 of Deeds, Page 63.

2766DRAINAGE.DD

Land Surveying - Sewer System Design - Subdivisions

-----X
IN THE MATTER OF THE LAYING
OUT OF COACH HOUSE COURT AS A
TOWN HIGHWAY IN THE
TOWN OF NEW WINDSOR,
ORANGE COUNTY, NEW YORK
-----X

RELEASE AND DEDICATION

To the Town Superintendent of Highways of the Town of New Windsor, Orange County, New York;

The undersigned hereby dedicates to the Town of New Windsor, Orange County, New York, for highway purposes, the lands hereinafter described in Schedule "A" attached hereto and made a part hereof, now owned by the undersigned or in which we have or may have an interest, which lands are identified as COACH HOUSE COURT on a map entitled "Survey & Subdivision for Vantage Construction, Inc.," filed in the Orange County Clerk's office on , 2003 as Map # 2003-

The Premises are herein dedicated for highway purposes extending from Riley Road in the Town of New Windsor are more particularly and definitely shown on a map thereof attached and made a part hereof. The Premises shall be known as COACH HOUSE COURT.

The undersigned, for the consideration of ONE and 00/100 (\$1.00) DOLLAR and other good and valuable consideration, receipt and sufficiency of which is acknowledged, hereby releases the Town of New Windsor, its officers or agents, from any and all claims by reason of the use of the Premises for the construction and maintenance of highways on said Premises.

IN WITNESS WHEREOF, the undersigned has hereto affixed its hand and corporate seal this day of
September, 2003

Vantage Construction, Inc.

BY: Andrew T. Bell, Pres.

STATE OF NEW YORK)
 ss.:
COUNTY OF)

On the day of September , 2003 , before me, the undersigned, a Notary Public in and for the State of New York, personally appeared Andrew T. Bell, known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that said individual executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument

Notary Public

-----X
IN THE MATTER OF THE LAYING
OUT OF COACH HOUSE COURT, A
CERTAIN HIGHWAY IN THE TOWN OF
NEW WINDSOR, ORANGE COUNTY,
NEW YORK
-----X

CONSENT OF
TOWN BOARD
TO DEDICATION

Upon reading the Dedication and Release in the above entitled matter dated September
, 2003, wherein the owner of lands described therein has released the same to the Town of New
Windsor and its Highway Superintendent for highway purposes; now, therefore, be it

RESOLVED, that consent be and the same hereby is given to the Town Superintendent of
Highways of the Town of New Windsor to make an Order Laying Out the Lands described in
Schedule "A" annexed hereto shown as COACH HOUSE COURT on a map entitled "Survey &
Subdivision for Vantage Construction, Inc.," filed in the Orange County Clerk's office on

, 2003 as Map # 2003- and to be known as COACH HOUSE COURT in
accordance with the provisions of the Highway Law and other statutes applicable thereto.

Dated the day of , 2003.

TOWN BOARD OF THE TOWN OF NEW WINDSOR,
ORANGE COUNTY, NEW YORK

-----X
IN THE MATTER OF THE LAYING OUT
OF COACH HOUSE COURT, A CERTAIN
HIGHWAY IN THE TOWN OF
NEW WINDSOR, ORANGE COUNTY,
NEW YORK
-----X

ORDER OF TOWN
SUPERINTENDENT OF
HIGHWAYS ACCEPTING
DEDICATION

A Dedication and Release dated the _____ day of September, 2003 of certain lands described therein for highway purposes, in the Town of New Windsor, State of New York and described on Schedule "A" annexed hereto and made a part hereof, and identified as COACH HOUSE COURT on a map entitled "Survey & Subdivision for Vantage Construction, Inc.," filed in the Orange County Clerk's office on _____, 2003 as Map # 2003-_____, and having been filed with the undersigned, together with the written consent of the Town Board of the Town of New Windsor being endorsed thereon and attached thereto,

NOW, THEREFORE, I, as Superintendent of Highways of the Town of New Windsor, Orange County, New York, do hereby

ORDER that the lands hereinafter described in Schedule "A" attached hereto and made a part hereof be and the same hereby are laid out and accepted as public highways of the Town of New Windsor, Orange County, New York, which said highways shall be known as COACH HOUSE COURT.

Dated in the Town of New Windsor, Orange County, New York,

this _____ day of _____, 2003

Highway Superintendent
Town of New Windsor
County of Orange, New York

**Vantage Construction, Inc.
372 South Plank Road
Newburgh, NY 12550**

Hon. George Meyers, Supervisor
Town of New Windsor
555 Union Avenue .
New Windsor, NY 12553

RE: COACH HOUSE COURT
Town of New Windsor, New York

Dear Supervisor Meyers :

Vantage Construction, Inc., is the owner of COACH HOUSE COURT, which Road has been offered for dedication to the Town of New Windsor (the "Town").

In order to induce the Town to accept the dedication of COACH HOUSE COURT as a public road, Vantage shall deposit a Irrevocable Performance Bond with the Town Clerk in the amount of \$ 583,000.00. The Irrevocable Performance Bond shall be in the form of an bond issued by a surety company authorized to do business in the State of New York (the "Irrevocable Performance Bond"), The purpose of this Irrevocable Performance Bond is to guarantee to the Town that Vantage Construction, Inc. will maintain COACH HOUSE COURT in accordance with Town specifications for a period of one (1) year from the date that the road is accepted as a public road.

Vantage Construction, Inc. agrees, at its own cost and expense, to repair and correct any defects to COACH HOUSE COURT which develop during the aforementioned one (1) year maintenance period as a result of faulty construction of the road by Vantage Construction, Inc. or

faulty construction by Vantage Construction, Inc. outside of the road right-of-way. Such repairs shall be completed within five (5) days after notification of such defect Vantage Construction, Inc. by the Town.

In the event that the defects or damage to COACH HOUSE are not repaired or corrected within five (5) days after the aforementioned notification by the Town, the Superintendent of Highways may undertake to correct such defects on behalf of Vantage Construction, Inc. Thereafter, the Town may, at its option, either forward such bills for the corrective work and repairs to Vantage Construction, Inc. for immediate payment or obtain payment for same out of the Irrevocable Performance Bond.

It is understood and agreed that, notwithstanding the above, the Town and/or the Superintendent of Highways is authorized to act on Vantage Construction, Inc.'s behalf to make repairs of an emergency nature to COACH HOUSE COURT, without prior notification to Vantage Construction, Inc., and Vantage Construction, Inc. agrees to immediately pay all sums incurred in making such emergency repairs after notification from the Town as to the amount due.

Vantage Construction, Inc.

BY: Andrew T. Bell, Pres.

Sworn to before me this ____ day
of _____, 2003

Notary Public

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

This Indenture, made the _____ day of October, two thousand three

Between Vantage Construction, Inc., a domestic corporation having principal offices at 372 South Plank Road, Newburgh, NY 12550, party of the first part, ~~and~~

the TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK, a municipal corporation organized and existing under and by virtue of the laws of the State of New York, with offices at 555 Union Avenue, New Windsor, New York 12553.

party of the second part,

Witnesseth that the party of the first part, in consideration of ONE (\$1.00) dollars, lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, Orange County and State of New York, further bounded and described as follows:

A. That certain premises shown and designated as Coach House Court on a subdivision plan entitled "Survey & Subdivision for Vantage Construction, Inc.," filed in the Orange County Clerk's office on _____, 2003 as Map # 2003-_____, which proposed Town road is more particularly described as Parcel I in Schedule "A" hereof, and is conveyed for use as a public highway.

B. That certain premises shown and designated as "Drainage Facilities Lot" as on a subdivision plan entitled "Survey & Subdivision for Vantage Construction, Inc.," filed in the Orange County Clerk's office on _____, 2003 as Map # 2003-_____, which lot is more particularly described as Parcel II in Schedule "A" hereof

This conveyance is made in the normal course of business and does not constitute all or substantially all of the assets of the party of the first part.

Together with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To Have and to hold the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

And the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

And the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Vantage Construction, Inc.

BY: Andrew T. Bell, Pres. **T. S.**

MEMORANDUM

TO: DEBORAH GREEN, TOWN CLERK

FROM: PHIL CROTTY

DATE: JUNE 11, 2004

SUBJECT: DRAINAGE DISTRICT #4



The necessary SEQR review for Drainage District #4 was accomplished at the Planning Board Level in its review of the Coach House Court Subdivision for Vantage Construction which is co-terminus with Drainage District #4.

Mark Edsall has advised me that no further SEQR review is necessary.

At this time I am attaching a copy of the Planning Board's negative declaration.

PAC

Cc Mark Edsall, Engineer

CORRESPONDENCE

VANTAGE CONSTRUCTION

MR. PETRO: We have under correspondence tonight Vantage Construction. "As you may recall, the above-referenced subdivision was approved by the Town of New Windsor on September 10, 2003. Since that date, the applicant has been diligently pursuing completion of all open items, including road dedication and formation of a drainage district. All necessary documentation from the latter is currently in the hands of the Town attorney. The road in question is approximately 90 percent completed and has to my knowledge been constructed thus far to the satisfaction of the Town engineers and departments. In order to facilitate the completion of the open items, my client respectfully asks the board to reapprove the subdivision plan at the April 28, 2004 meeting. Thank you for your courtesies extending this matter. Todd A. Kelson." This for another 180 days. What are we doing here?

MR. EDSALL: That would be 180 and they have the opportunity to get two 90 day extensions if they ask.

MR. PETRO: This is for 180?

MR. ARGENIO: Seems to me he should finish within the 180.

MR. EDSALL: Hope so.

MR. ARGENIO: Somebody's got a problem if they don't.

MR. EDSALL: He always has the option if he gets, he can bond the--

MR. PETRO: Motion for 180 day.

MR. ARGENIO: I'll make the motion for extension of Vantage Construction--

MR. EDSALL: Re-approval.

MR. MASON: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board do a pre-approval for the Vantage Construction subdivision off Riley Road for 180 days. Any further discussion from the board members? If not, roll roll.

ROLL CALL

MR. ARGENIO	AYE
MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. PETRO	AYE

TODD A. KELSON, P.C.
ATTORNEY & COUNSELLOR-AT-LAW
542 UNION AVENUE NEW WINDSOR, NY 12553
845-567-3010
FAX 845-561-2128*
E-MAIL TAKELSON@AOL.COM*

*NOT FOR SERVICE OF PROCESS

April 27, 2004

Hand Delivered
Hon. James Petro, Jr.
Planning Board Chairman
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

RE: Vantage Construction, Inc.
Subdivision
Approval # 01-55
Our File # 1132

564-0003

Dear Chairman Petro:

As you may recall, the above referenced subdivision was approved by the Town of New Windsor Planning Board on September 10, 2003. Since that date, the Applicant has been diligently pursuing completion of all open items, including road dedication and formation of a drainage district. All necessary documentation for the latter is currently in the hands of the Town Attorney. The road in question is approximately 90 % completed, and has to my knowledge been constructed thus far to the satisfaction of the Town's engineers and departments.

In order to facilitate completion of the open items, my client respectfully request that the Board reapprove the subdivision plan at its meeting scheduled for April 28, 2004, or as soon thereafter as is possible.

Thank you again for your courtesies extended in this matter.

Very Truly Yours,

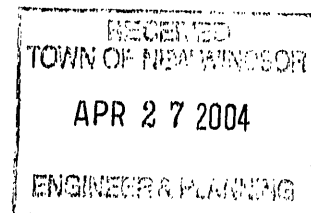


TODD A. KELSON

TAK:cp
enclosure

cc: Vantage Construction, Inc.
via fax 564-0003
Hon. James Petro, Jr.

Granted



AS OF: 07/20/04

PAGE: 2

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable To Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 1- 56

TASK-NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
1-55	175959	10/24/02			BILL 02-1231					-501.60			
1-55	176025	11/08/02	TIME	MJE	MC VANTAGE SEWER REALLO	88.00	0.40	35.20		-501.60			
1-55	176068	11/20/02			BILL 02-1316					-123.20			
1-55	177173	03/05/03	TIME	MJE	WS VANTAGE	95.00	0.40	38.00		-123.20			
1-55	179092	06/10/03	TIME	RDM	MR VANTAGE/RVW & DISC	95.00	0.50	47.50					
1-55	179801	06/30/03	TIME	PJH	MR VANTAGE CONST	95.00	1.00	95.00					
1-55	179304	06/30/03			BILL 03-899					-85.50			
1-55	179803	07/01/03	TIME	PJH	MR VANTAGE CONST	95.00	1.00	95.00		-85.50			
1-55	179276	07/16/03	TIME	MJE	WS VANTAGE	95.00	0.40	38.00					
1-55	180044	09/08/03	TIME	MJE	MC NC/KNOI RE VANTAGE	95.00	0.40	38.00					
1-55	180046	09/09/03	TIME	MJE	MC VANTAGE SUBDIV	95.00	0.80	76.00					
1-55	180373	09/29/03	TIME	MJE	MC TC/MM RE VANTAGE	95.00	0.30	28.50					
1-55	180374	09/30/03	TIME	MJE	MC VANTAGE BOND EST	95.00	0.40	38.00					
1-55	180424	09/30/03	TIME	JJR	CM VANTAGE CONSTR BOND	65.00	1.50	97.50					
1-55	180375	10/01/03	TIME	MJE	MC VANTAGE BOND MLMO	95.00	0.50	47.50					
1-55	180486	10/08/03	TIME	MJE	MC MM RE VANTAGE	95.00	0.20	19.00					
1-55	180247	10/01/03			BILL 03-1187					-342.00			
1-55	180749	10/30/03			BILL 03-1346					-230.50			
TASK TOTAL										1797.50	0.00	-1797.50	0.00
GRAND TOTAL										1797.50	0.00	-1797.50	0.00

Pre Total

HIT MY 10A

AS OF: 07/20/04

PAGE: 1

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 1- 56

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
1-55	174636	08/15/01	TIME	MJE	WS VANTAGE SUB	85.00	0.50	42.50			
1-55	174756	09/26/01	TIME	MJE	MC VANTAGE	85.00	0.50	42.50			
1-55	174923	11/13/01	TIME	MJE	MC L/A LTR VANTAGE	85.00	0.50	42.50			

									127.50		
1-55	174986	12/20/01			BILL 01-1203					-127.50	

											-127.50
1-55	175076	01/02/02	TIME	MJE	WS VANTAGE SUB	88.00	0.40	35.20			
1-55	175172	02/13/02	TIME	MJE	MC VANTAGE	88.00	0.50	44.00			
1-55	175295	03/21/02	TIME	MJE	MC VANTAGE	88.00	0.50	44.00			
1-55	175297	03/25/02	TIME	MJE	MC VANTAGE W/HK & AC	88.00	0.30	26.40			
1-55	175480	05/15/02	TIME	FAD	WS VANTAGE	88.00	0.50	44.00			

									193.60		
1-55	175400	05/15/02			BILL 02-694					-149.60	

											-149.60
1-55	175542	07/03/02	TIME	MJE	WS VANTAGE SUB	88.00	0.40	35.20			
1-55	175575	07/10/02	TIME	MJE	MC VANTAGE W/PJH RE STM	88.00	0.40	35.20			
1-55	175576	07/10/02	TIME	MJE	MC NC/KROLL RI. VANTAGE	88.00	0.30	26.40			
1-55	175577	07/10/02	TIME	MJE	MC VANTAGE	88.00	0.50	44.00			
1-55	175580	07/10/02	TIME	MJE	MC VANTAGE W/BI	88.00	0.30	26.40			
1-55	175574	07/24/02	TIME	MJE	MC ROAD SLOPE INTERCON	88.00	0.20	17.60			
1-55	175645	08/14/02	TIME	MJE	MC TC/TAROLI RE VANTAGE	88.00	0.30	26.40			
1-55	175706	08/22/02	TIME	RDM	MR VANTAGE-RVW ENG RPTS	88.00	0.50	44.00			

									264.00		
1-55	175593	09/01/02			BILL 02-897					-237.60	

											-237.60
1-55	175808	09/17/02	TIME	RDM	MR VANTAGE RVW SWR/WTR	88.00	2.00	176.00			
1-55	175776	09/19/02	TIME	MJE	MC VANTAGE SUB SWR RFLD	88.00	0.40	35.20			
1-55	175883	10/01/02	TIME	RDM	MR VANTAGE RVW ENG REPT	88.00	1.00	88.00			
1-55	175887	10/03/02	TIME	RDM	MR VANTAGE RVW WTR/SWR	88.00	1.50	132.00			
1-55	175954	10/08/02	TIME	RDM	MR VANTAGE CONST RVW	88.00	1.00	88.00			

									519.20		

P.B.# 01-55

September 16, 2003

VANTAGE CONSTRUCTION, INC. SUBDIVISION
PUBLIC IMPROVEMENT BOND COST ESTIMATE

<u>ROADWAY IMPROVEMENTS</u>	<u>Amount</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Cost</u>
Clear & Grade Road ROW	1,300	LF	\$16.50	\$21,450.00
Erosion Control	12,000	L.S.	12,000.00	12,000.00
Roadway Subbase (12" course)	4,400	SY	6.75	29,700.00
Asphalt Pavement (1.5" top)	4,400	SY	3.75	16,500.00
Asphalt Pavement (3-1/2" thick)	4,400	SY	8.75	38,500.00
Roadway ROW Topsoil & Seeding	1,300	LF	5.00	6,500.00
Concrete Monuments	12	EA	125.00	1,500.00
Roadway As-builts	3,000	LS	3,000.00	3,000.00
Street Signs (traffic control)	4	EA	125.00	500.00
Street ID Sign	1	EA	150.00	150.00
Concrete Curbing	2,600	LF	17.00	44,200.00
Concrete Sidewalk (4' wide)	1,450	LF	20.00	29,000.00
Street Trees	65	EA	200.00	13,000.00
SUBTOTAL:				\$216,000.00

DRAINAGE IMPROVEMENTS

Catch Basin	13	EA	\$1,300.00	\$16,900.00
Stormwater Pipe (HDPE - 15")	740	LF	30.00	22,200.00
Stormwater Pipe (HDPE - 18")	250	LF	35.00	8,750.00
Stormwater Pipe (HDPE - 24")	200	LF	40.00	8,000.00
End Section (HDPE)	1	EA	500.00	500.00
SUBTOTAL:				\$56,350.00

STORMWATER WATER QUALITY TREATMENT & DETENTION AREA

60,000	LS	\$60,000.00	\$60,000.00
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WATER IMPROVEMENTS

Watermain (D1-8")	1,200	LF	35.00	42,000.00
Tapping Sleeve and Vale (8")	1	EA	2,500.00	2,500.00
Hydrant Assembly	4	EA	1,800.00	7,200.00
House Services	18	EA	650.00	<u>11,700.00</u>

SUBTOTAL:**\$123,400.00**SEWER IMPROVEMENTS

Sewer Main (PVC - 8")	1,225	LF	40.00	49,000.00
Sewer Manholes	7	EA	1,500.00	10,500.00
Doghouse Sewer Manhole	1	EA	1,000.00	1,000.00
House Lateral	18	EA	600.00	10,800.00
Pump Station Upgrade	80,000	LS	80,000.00	<u>80,000.00</u>

SUBTOTAL:**\$151,300.00****TOTAL:**~~**\$547,050.00**~~**\$571,150.00**

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/14/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
4% FEE

FOR PROJECT NUMBER: 1-55

NAME: RILEY ROAD SUBDIVISION - PA2001-0589

APPLICANT: VANTAGE CONSTRUCTION, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/14/2003	4% of 571,150.00 insp fee	CHG	22846.00		
10/14/2003	REC. CK. #1531	PAID		22846.00	
		TOTAL:	22846.00	22846.00	0.00

*Received
10/14/03
J. Reis*

Myra's copy



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FAIR, P.E. (NY & PA)

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e-mail: mheny@mhepc.com

Writer's e-mail address:
mje@mhepc.com

MEMORANDUM

(via fax)

1 October 2003

TO: GEORGE J. MEYERS, TOWN SUPERVISOR

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

SUBJECT: VANTAGE MAJOR SUBDIVISION

PLANNING BOARD APPLICATION NO. 01-55

REVIEW OF PROJECT WORK ESTIMATE - PUBLIC IMPROVEMENTS

The Planning Board recently granted conditional approval to the subject project. The project work includes certain public improvements, which are required as a condition of the approval granted by the Planning Board. Based on the plans approved, a Public Improvements Cost Estimate has been submitted by the applicant's consultant. A copy is attached hereto.

Based on our review, it appears that the cost estimate is acceptable (with corrections as noted), as it is consistent with the plan approved by the Board, and general unit costs acceptable to our office. As such, we recommend that the Town Board approve a Public Improvement Performance Bond amount of \$571,150.00. Based on that amount, the applicant will be required to pay an inspection fee to the Town in the amount established per the Town's fee schedule (if 4% fee equals \$22,846). The form of the security should be as acceptable to the Attorney for the Town.

Please contact me if you have any questions concerning the above.

cc: Myra Mason, PB Secretary

REGIONAL OFFICES

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

P.B. #01-55 496 INSPECTION FEE

VANTAGE CONSTRUCTION, INC.

372 SOUTH PARK RD.
NEWBURGH, NY 12550

629-1007

10-4
220 3826

1531

DATE 10-8-03

PAY TO THE
ORDER OF

Tom of New Windsor

\$22,846.00

Two Thousand Eight Hundred Sixty Six

DOLLARS



Security Features
Included
Details on Back



M&T Bank

Manufacturers and Traders Trust Company
Newburgh Plaza Office

Robert Bell

MEMO

⑆022000046⑆11000910654294⑈1531

VANTAGE CONSTRUCTION (01-55)

MR. BABCOCK: I was in touch with them, there was an addition to the agenda, not everybody got that, they're the subdivision that got approved on Riley Road, conditional approval, I think at the last planning board meeting.

MR. PETRO: One that's going to put the pump station in for the Town?

MR. BABCOCK: Correct, he submitted bond estimates being reviewed by Mark now will be submitted to the Town Board the first of next month and he will pay inspection fees so by the first of next month, he can start everything. What I'd like to do is start clearing the roadway with the trees and I suggested that I just make sure the board's aware.

MR. PETRO: They're through planning board?

MR. BABCOCK: He's conditional final, just not stamped.

MR. LANDER: What's the condition?

MR. BABCOCK: The bond and paying the fees.

MR. PETRO: I don't have any objections. Anybody have an objection?

MR. ARGENIO: No.

MR. BRESNAN: No.

MR. BABCOCK: Thank you.

MR. LANDER: He's going to clear trees, not the road?

MR. BABCOCK: Yes.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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Writer's e-mail address:

mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: VANTAGE CONSTRUCTION CORP MAJOR SUBDIVISION
PROJECT LOCATION: RILEY ROAD
SECTION 32 - BLOCK 2 - LOT 51.2, 45 & 46.12
PROJECT NUMBER: 01-55
DATE: 10 SEPTEMBER 2003
DESCRIPTION: THE PROJECT INVOLVES THE SUBDIVISION OF THREE TAX PARCELS
INTO NINETEEN (19) LOTS*. THE PLAN WAS PREVIOUSLY REVIEWED
AT THE 26 SEPTEMBER 2001,
13 FEBRUARY 2002, 27 MARCH 2002 AND 10 JULY 2002
PLANNING BOARD MEETINGS.

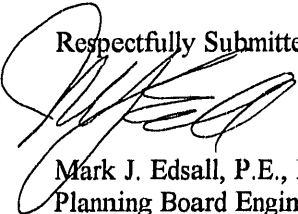
(*All single family except lot 19, which has existing multi-family)

1. At the previous meeting, the great majority of the outstanding issues had been resolved, since then the remaining issues of sewer improvement and realty subdivision approval have been resolved.

It is my understanding that the formation of the Drainage District is still in progress.

2. My records indicate that SEQRA was concluded with a negative declaration on 7-10-02.
3. If final approval is considered, the following conditions should apply:
 - The plans and the deed for Lot 13 should restrict access to Riley Rd. directly (only access via Coach House Ct. should be permitted).
 - The applicant should be directed to submit the Public Improvement Bond Estimate to the Town for review, and subsequent approval of the Town Board.
 - The applicant should submit the descriptions and Offers of Dedication to the Town Attorney (with copy to the Planning Board Engineer), for necessary review.
 - Payment of all fees.

Respectfully Submitted,


Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW01-55-10Sep03.doc

REGIONAL OFFICES

- 507 Broad Street • Millford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

REGULAR ITEMS:

VANTAGE CONSTRUCTION SUBDIVISION (#01-55)

MR. PETRO: Vantage Construction, proposed 19 lot residential subdivision. Someone here for this? Let me have your name, sir.

MR. BELL: Andy Bell, my brother, Cliff Bell.

MR. PETRO: Do you want to put a copy on the board? Project involves subdivision of 3 tax parcels into 19 lots. Plan was previously reviewed at the 26 September 2001, 13 February 2002, 27 March 2002, 10 July 2002 planning board meetings. They're all single family except for the lot 19 which has an existing multi-family. At the previous meeting, the outstanding issues had been resolved. Since then, the main issues of sewer improvement and realty subdivision approval have been resolved. It's my understanding the formation of the drainage district is still in progress. Does that still hold true?

MR. EDSALL: I think that's still in the works.

MR. PETRO: SEQRA was concluded on 7/10/02 with a negative dec. Why are you actually here tonight, what are we going to do, just number 3?

MR. EDSALL: I think they're here hoping that they can get a conditional final approval.

MR. PETRO: Plans for lot 13 should restrict access to Riley Road.

MR. EDSALL: Thirteen is the flag lot.

MR. PETRO: What was the other easement for just to have emergency? Why do we have that easement to the cul-de-sac?

MR. EDSALL: It was an existing odd lot that I believe had no frontage and then there was a piece that was tagged on there to meet the frontage requirement they had to keep it shaped in the weird way.

MR. PETRO: Actually, lot 13, essentially part of 13 but you're only going to the accessory road.

MR. EDSALL: No, we only want them to come off the subdivision.

MR. PETRO: Not the accessory road, is that what I just read?

MR. BABCOCK: Yes.

MR. ANDY BELL: I have been approached by the neighbor, I think she wants to purchase this easement or this 50 foot right-of-way here, so it may be a situation where there's a lot line change requested in the coming months.

MR. BABCOCK: You have to be careful because that's giving you your legal road frontage for that lot 13.

MR. EDSALL: As long as you have enough road frontage you're okay, but if you don't, you can't do that.

MR. ANDY BELL: She had been mentioning to me she's afraid someone will go up there and--

MR. PETRO: Don't they have enough off Coach House Court?

MR. EDSALL: I'm not sure, they might of opened it up enough.

MR. ANDY BELL: Originally, we didn't have adequate and I think we reconfigured it so it would be covered.

MR. BABCOCK: If it works, it's a better idea.

MR. ANDY BELL: I didn't take it any further than that. It makes sense for everybody cause I don't want a potential owner even thinking about trying to come out here.

MR. PETRO: Applicant should be directed to submit public improvement bond estimate to the Town for review and subsequent approval from the Town Board. You know you have to do that. Applicant should submit descriptions and offers of dedication to the Town Attorney with a copy to the planning board engineer for necessary review and payment of all fees. Okay, other than that, what do we have left on the site plan? I don't think we have anything left. We have one lot across the street, correct and yes, lot number 1?

MR. PETRO: All these lots predate our new zoning code.

MR. ANDY BELL: Yes, sir.

MR. PETRO: That's the reason for the small sizes.

MR. ARGENIO: What's the code?

MR. EDSALL: I think it's, this is larger and Henry's okay having a larger radius, he wants the same paved diameter.

MR. PETRO: This still hasn't been returned from the fire department or highway so.

MR. EDSALL: I met with Henry today, I'm sure you'll get a confirmation.

MR. PETRO: What's the holdup on the fire, what could it be?

MR. EDSALL: Just an oversight because they've been at the workshops and the fire inspector's been with us at the workshops.

MR. ANDY BELL: We had a particular workshop about that issue months ago, 6 or 7 months ago.

MR. EDSALL: We asked them to add the 911 numbering, they've added all that so they got that from the fire inspector's office, so maybe just make that a subject-to.

MR. PETRO: Any other planning board comments, anybody from the board?

MR. KARNAVEZOS: I have one, the sewer district doesn't come through here yet, is that what we're saying?

MR. EDSALL: The sewer does, there is sewer and one of the off-site improvements that they're required to make is the upgrade of the pump station.

MR. ARGENIO: It's historically been a problem with the pump station over the years and Vantage is going to correct that situation, I remember discussing that several months ago.

MR. EDSALL: It's getting taken care of, that was part of approval that they had to go to the DEC about.

MR. KARNAVEZOS: Okay, so is this what we're talking about here, the pre-treatment area that's just for drainage?

MR. EDSALL: Just storm water and that's part of the, it's part of the storm water district.

MR. KARNAVEZOS: I've got lot 5 to the left of lot 4 and then on the first page I've got lot 3, 5, 7, 9.

MR. ANDY BELL: No, he had to renumber this at one time and I think the top sheet was never renumbered properly so that's why that's confusing to you. If you come over here, you'll see after we did all the, reworked the cul-de-sac, this is 5 and that's not a lot, that's the filtration system to be installed for the storm water.

MR. KARNAVEZOS: That's all I have. Well, the second page, Andy or Cliff, the second page is the old page?

MR. ANDY BELL: No, the old page that should not be here any longer is this first sheet 1 of 4, he needs to, well, he calls it drainage facilities lot but he hasn't numbered it properly, for some reason, the numbers aren't in sync.

MR. BABCOCK: We can take care of that.

MR. ARGENIO: I would imagine.

MR. ANDY BELL: Fire, I went through the 911 process and they have it, the correct plat, because he was interested in like I said 911 numbers and we visited with him when we reconfigured the cul-de-sac and made this flag lot.

MR. KARNAVEZOS: Shows here emergency 911 numbers and I'm looking at this.

MR. ANDY BELL: They should not work at all, is that what you're saying?

MR. KARNAVEZOS: Yeah, but I'm seeing it here and I'm not seeing it here for 911 numbers.

MR. EDSALL: What he did was he put an old sheet one on the set so just needs to put the correct update on.

MS. MASON: But you have the right plan, right?

MR. EDSALL: I'll make sure that the ones that we look to stamp are.

MS. MASON: But the one that you have there that you reviewed is the right one, August 28?

MR. EDSALL: Yes.

MR. ARGENIO: I'll make a motion for final approval for Vantage Construction Corporation on Riley Road subject to what the chairman will read into the minutes in about 30 seconds.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Vantage Construction Corporation major subdivision on Riley Road subject to the applicant should be directed to submit the public improvement bond for Town Board approval, applicant should submit offers of dedication with a copy to the planning board engineer as we talked about earlier, payment of all fees reviewed by the highway department and get their signed approval and review by the New Windsor Fire Department with their signed approval. I believe the plans can be straightened out with the cover sheet and I'll let Mark take care of that.

MR. EDSALL: And lot 13 we'll make sure there's a note on that corrected sheet cause that was missing.

MR. ARGENIO: For the access only from Coach House Court.

MR. EDSALL: That's why I believe that sheet is an old one.

MR. PETRO: Roll call.

September 10, 2003

11

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE



RESULTS OF P.B. MEETING OF:

September 10, 2003

PROJECT:

Vantage Const.

P.B. #

01-55

LEAD AGENCY:

NEGATIVE DEC:

AUTHORIZE COORD. LETTER: Y N M) S) VOTE: A N TAKE LEAD AGENCY: Y N CARRIED: Y N M) S) VOTE: A N CARRIED: Y N

PUBLIC HEARING:

WAIVED: CLOSED: M) S) VOTE: A N SCHEDULE P.H.: Y N SEND TO O.C. PLANNING: Y SEND TO DEPT. OF TRANSPORTATION: Y REFER TO Z.B.A.: M) S) VOTE: A N RETURN TO WORK SHOP: Y N

APPROVAL:

M) A S) MVOTE: A 5 N 0APPROVED: 9/10/03NEED NEW PLANS: Y ✓ N

CONDITIONS - NOTES:





<i>Need OK for Drainage District</i>	<i>3/8/04</i>	<i>8 "</i>
<i>Need Cost estimates</i>		<i>180 days</i>
<i>Descriptions & easements offers of Dedication</i>	<i>3/9/04 -</i>	<i>23 days</i>
	<i>4/04</i>	<i>30</i>
	<i>5/04</i>	<i>31</i>
<i>Check for Fire Approval & Hwy.</i>	<i>6/04</i>	<i>30</i>
	<i>7/04</i>	<i>31</i>
<i>Mark's Comments</i>	<i>8/04</i>	<i>31</i>
		<i>176</i>
	<i>9/4/04</i>	

Town of New Windsor Drainage Districts



Legend

Drainage Districts

	Non Drainage Districts
	Drainage District 1
	Drainage District 2
	Drainage District 3

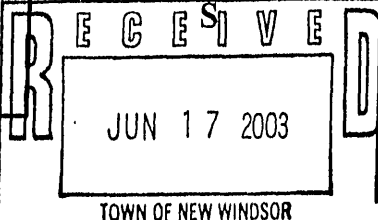
Drainage Districts

☐ Non Drainage Districts

Drainage District 1

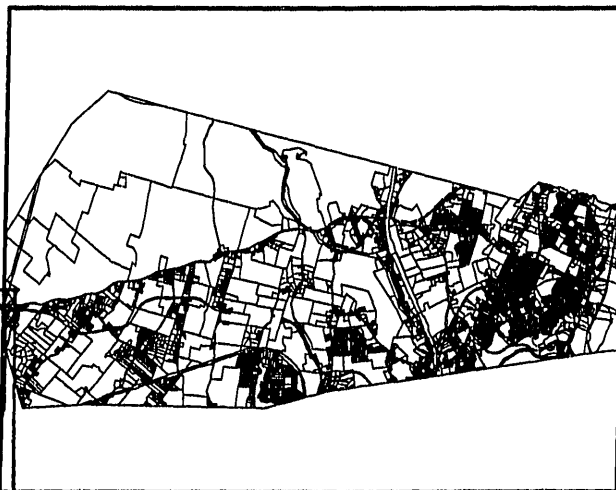
Drainage District 2

Drainage District 3



RECEIVED
JUN 17 2003
TOWN OF NEW WINDSOR

RECEIVED
JUN 17 2003
TOWN OF NEW WINDSOR



COACH HOUSE COURT
NEW WINDSOR E-911 STREET INDEX

ELECTION DISTRICT: 15, VGFD, NRPD, NWVAC

STREET NAME: COACH HOUSE COURT

STREET	OLD				
NUMBER	NUMBER	SEC/BLK/LOT	OCCUPANT	OWNER	NO. RANGE
RILEY ROAD INTERSECTION					
1		32/2/51.1	VACANT	MARRA	0001
3	LOT 3	32/2/51.2	VACANT	BELL	0003
5		32/2/51.2	DRAINAGE FACILITIES LOT	BELL	0005
7	LOT 4	32/2/51.2	VACANT	BELL	0007
9	LOT 5	32/2/51.2	VACANT	BELL	0009
11	LOT 6	32/2/51.2	VACANT	BELL	0011
13	LOT 7	32/2/51.2	VACANT	BELL	0013
15	LOT 8	32/2/51.2	VACANT	BELL	0015
17	LOT 9	32/2/45	VACANT	BELL	0017
19	LOT 10	32/2/45	VACANT	BELL	0019

END OF ROADWAY

RILEY ROAD INTERSECTION

COACH HOUSE COURT

2	LOT 2	32/2/51.2	VACANT	BELL	0002
4	LOT 18	32/2/51.2	VACANT	BELL	0004
6	LOT 17	32/2/51.2	VACANT	BELL	0006
8	LOT 16	32/2/51.2	VACANT	BELL	0008
10	LOT 15	32/2/51.2	VACANT	BELL	0010
12	LOT 14	32/2/45	VACANT	BELL	0012
14	LOT 13	32/2/45	VACANT	BELL	0014
16	LOT 12	32/2/45	VACANT	BELL	0016
18	LOT 11	32/2/45	VACANT	BELL	0018

END OF ROADWAY
7 MARCH 2003



McGOEY, HAUSER and EDSALL
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Writer's E-mail Address:
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN / VILLAGE OF: New Windsor P/B APP. NO.: 01-55
WORK SESSION DATE: 16 July 2003 PROJECT: NEW OLD X
REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: No
PROJECT NAME: Vantage Subdiv.
REPRESENTATIVES PRESENT: John Tarallo
MUNICIPAL REPS PRESENT: BLDG INSP. ENGINEER X FIRE INSP. Frank Mallon
P/B CHMN PLANNER OTHER

ITEMS DISCUSSED:

- DEC approved sewer ext + P/S.
- OC DOH approved Wm
- OC DOH nearly done.
- he sent update stormwater to RJH *
- Archeological Cleared.
- Drainage District not done yet.
- S/W on plan.
- bond est.
- all done w/ Bob prior
- offer -

STND CHECKLIST:

DRAINAGE
DUMPSTER
SCREENING
LIGHTING
(Streetlights)
LANDSCAPING
BLACKTOP
ROADWAYS
APPROVAL BOX

PROJECT TYPE

SITE PLAN
SPEC PERMIT
L L CHG.
SUBDIVISION
OTHER

PROJECT STATUS:

ZBA Referral: Y N

Ready For Meeting Y N

Recommended Mtg Date next avail after
and could not

BUREAU OF PUBLIC WATER SUPPLY PROTECTION
FLANIGAN SQUARE
547 RIVER STREET
ROOM 400 - 4TH FLOOR
TROY NY 12180-2216

Approval of Plans for Public Water Supply Improvement

This approval is issued under the provisions of 10 NYCRR, Part 5:

1. Applicant T. NEW WINDSOR	2. Location of Works (C, V, T) T. NEW WINDSOR	3. County ORANGE	4. Water District (Specific Area Served) T. NEW WINDSOR CONS. W.D.
5. Type of Project			
<input type="checkbox"/> 1 Source	<input type="checkbox"/> 3 Pumping Units	<input type="checkbox"/> 5 Fluoridation	<input checked="" type="checkbox"/> 7 Distribution
<input type="checkbox"/> 2 Transmission	<input type="checkbox"/> 4 Chlorination	<input type="checkbox"/> 6 Other Treatment	<input type="checkbox"/> 8 Storage
<input type="checkbox"/> 9 Other			
Remarks: WATERLINE EXTENSION TO SERVE 17 LOTS IN A 19 LOT SUBDIVISION (VANTAGE CONSTRUCTION) CONSISTING OF ±1200 LF 8" DIP WITH 4 HYDRANTS & RELATED APPURTENANCES.			

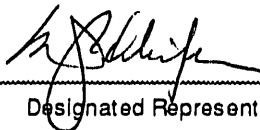
By initiating improvement of the approved supply, the applicant accepts and agrees to abide by and conform with the following:

- a. THAT the proposed works be constructed in complete conformity with the plans and specifications approved this day or approved amendments thereto.

ISSUED FOR THE STATE COMMISSIONER OF HEALTH

JULY 2, 2003

Date



Designated Representative

, P.E.

M. J. Schleifer, P.E., Assistant Commissioner

Name and Title (print)

General

6. Type of Ownership		<input type="checkbox"/> 68 Private - Other	<input type="checkbox"/> 1 Authority	<input type="checkbox"/> 30 Interstate
<input checked="" type="checkbox"/> Municipal	<input type="checkbox"/> Commercial	<input type="checkbox"/> Private - Institutional	<input type="checkbox"/> 19 Federal	<input type="checkbox"/> 40 International
<input type="checkbox"/> Industrial	<input type="checkbox"/> 9 Water Works Corp.	<input type="checkbox"/> 26 Board of Education	<input type="checkbox"/> 20 State	<input type="checkbox"/> 18 Indian Reservation
7. Estimated Total Cost \$40,000		8. Population Served 152		9. Drainage Basin HUDSON RIVER
10. Federal Aid Involved?		11. WSA Project?		
<input type="checkbox"/> 1 Yes <input checked="" type="checkbox"/> 2 No		<input type="checkbox"/> 1 Yes <input checked="" type="checkbox"/> 2 No		

Source N/A

12. <input type="checkbox"/> Surface Name _____ Class _____		13. Est. Source Development Cost
<input type="checkbox"/> Ground Name _____ Class _____		
14. Safe yield GPD	15. Description	

Treatment N/A

16. Type of Treatment			
<input type="checkbox"/> 1 Aeration	<input type="checkbox"/> 4 Sedimentation	<input type="checkbox"/> 7 Iron Removal	<input type="checkbox"/> 10 Softening
<input type="checkbox"/> 2 Microstrainers	<input type="checkbox"/> 5 Clarifiers	<input type="checkbox"/> 8 Chlorination	<input type="checkbox"/> 11 Corrosion Control
<input type="checkbox"/> 3 Mixing	<input type="checkbox"/> 6 Filtration	<input type="checkbox"/> 9 Fluoridation	<input type="checkbox"/> 12 Other
17. Name of Treatment Works	18. Max. Treatment Capacity GPD	19. Grade of Plant Operator Req.	20. Est. Cost
21. Description			

Distribution

22. Type of Project		23. Type of Storage	24. Est. Distribution Cost
<input type="checkbox"/> 1 Cross Connection	<input type="checkbox"/> 3 Transmission	Elevated _____ Gals.	\$40,000
<input type="checkbox"/> 2 Interconnection	<input type="checkbox"/> 4 Fire Pump C12	Underground _____ Gals.	
25. Anticipated Distribution System Demand: Avg. <u>8,840</u> GPD Max. <u>11,000</u> GPD			26. Designed for fire flow? <input checked="" type="checkbox"/> 1 Yes <input type="checkbox"/> 2 No
27. Description WATERLINE EXT. TO SERVE 17 LOTS IN A 19 LOT SUBDIVISION CONSISTING OF ±1200 LF 8" DIP WITH 4 HYDRANTS AND RELATED APPURTENANCES.			

**New York State Department of Environmental Conservation
Division of Water, Region 3**

White Plains Road - 5th Floor, Tarrytown, New York 10591-5805
Phone: (914) 332-1835 • FAX: (914) 332-4670
Website: www.dec.state.ny.us



June 2, 2003

Mr. John Tarolli, P.E., L.S.
Mercurio, Norton, Tarolli, P.C.
45 Main Street
P.O. Box 166
Pine Bush, New York 12566

Re: Approval of Plans and Specifications for Sanitary Sewer Extension
To Serve the Lands of Vantage Construction, Inc.
Town of New Windsor, Orange County

Dear Mr. Tarolli:

This is to advise you that the plans and specifications for the above referenced project are being approved by this Department. This project consists of approximately 1,223 linear feet of 8 inch PVC gravity sewer main connected through 6 manholes to an existing manhole as shown on plans dated September 2001, prepared by Mercurio, Norton, Tarolli, P.C. consisting of 4 sheets, last revised May 23, 2003.

By initiating the construction of the said project covered by the approval of the plans and specifications, the applicant accepts and agrees to abide by and conform with the following:

- 1) This approval is issued pursuant to SPDES Permit No. 0022446 (Town of New Windsor Sewage Treatment Plant).
- 2) That this approval letter shall be maintained on file by the applicant.
- 3) That the approval is revocable or subject to modification or change pursuant to Article 17 of the Environmental Conservation Law.
- 4) That any and all construction undertaken by the terms of the approval of plans shall be completely and wholly at the risk of the applicant.
- 5) That the facilities shall be fully constructed and completed in compliance with Plans as approved on June 2, 2003.

Page 2

Mr. John Tarolli, P.E./L.S..

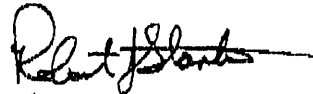
June 2, 2003

- 6) That this office is to be notified when construction commences.
- 7) That the engineer will forward the results of the leakage tests of the completed work to this Department.
- 8) That the professional engineer supervising such construction shall certify to this Department in writing and to the applicant that the constructed facilities have been under his supervision and that the works have been fully completed in accordance with the engineering report and the plans.
- 9) That the leakage outward or the infiltration inward of the constructed sewer line shall not exceed 200 gallons per inch of the pipe diameter per mile per day for any section of The sewer system between manholes and including manholes.
- 10) The approved project must be completed within five (5) years of the approval date at which time the approval will expire.

Enclosed please find one copy of the approved plans and the engineering report. Also, one copy of the approved plans is being sent to the Orange County Health Department.

If you should have any questions, please call Arthur Crawford at (914) 332-1835.

Very truly yours,



Robert J. Stanton
Environmental Engineer 3

RJS:AC:dc

Enclosure

cc: Orange County Health Department w/enclosure
Supervisor, Town of New Windsor



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF: New Windsor **P/B APP. NO.:** 01-55
WORK SESSION DATE: 5 MAR 03 **PROJECT:** NEW ☒ OLD ☒
REAPPEARANCE AT W/S REQUESTED: No **RESUB. REQ'D:** final plan
PROJECT NAME: Vantage Construction
REPRESENTATIVES PRESENT: Andy Bell / John Tarolli
MUNICIPAL REPS PRESENT: BLDG INSP. X FIRE INSP. Bcl.
ENGINEER X PLANNER _____
P/B CHMN _____ OTHER _____

ITEMS DISCUSSED:

- Water app already in - not subject
to variances
- OCDOH - done. awaiting DEC
- DEC - Arthur awaiting environmental
- * 500 water - John will call Pat Henis
- Bond cost unit prices to John
- ② cost/bond est
- ③ drainage district
- ④ offers/meter/bonds
- start work before stamp - pay fees insp.
- 911 ^{plan} to Bob Rodgers

STND CHECKLIST:

DRAINAGE _____
DUMPSTER _____
SCREENING _____
LIGHTING _____
(Streetlights)
LANDSCAPING _____
BLACKTOP _____
ROADWAYS _____
APPROVAL BOX _____

PROJECT TYPE

SITE PLAN
SPEC PERMIT
L L CHG.
SUBDIVISION
OTHER

PROJECT STATUS:

ZBA Referral: _____ Y N

Ready For Meeting _____ Y N

Recommended Mtg Date next avail
after DEC/2001
approved

Then, say, they are ready for final

**TOWN OF NEW WINDSOR
ENGINEER, PLANNING BOARD
AND ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: Vantage Construction
ATTN: Andrew Bell
FROM: Myra Mason, Planning Board Secretary
DATE: January 9, 2003
SUBJECT: Your Planning Board Application #01-55
Vantage Construction Subdivision – Riley Road

Please be aware, at the regular meeting of the New Windsor Planning Board on January 8, 2003, the Board granted a six-month extension of Preliminary Approval for subject subdivision.

If you should have any questions regarding the matter, please contact my office.

MLM

FAXED

1-9-03
564-0003

December 31, 2002

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

Subject: Extension for Riley Road Subdivision Review 01-55 Project Number

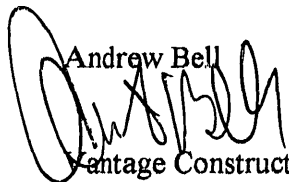
Dear Board Members:

Due to the prolonged agency review process, we hereby request an extension of the Preliminary Approval period, which was granted to us on July 10, 2002.

Please be assured that Vantage Construction with the assistance of Mercurio-Norton-Tarolli Engineering, is making diligent efforts to secure the required regulatory agency approvals needed to seek Final Approval from the Town Planning Board. Plans, applications, and reports have been submitted to the Orange County Department of Health and the New York State Department of Environmental Conservation (DEC). Due to an apparent backlog, the DEC has not yet reviewed the application for a sewer line extension. A Cultural Resources Survey has also been completed and is currently under review by the New York State Office of Parks, Recreation, and Historic Preservation.

If there are any other questions regarding this matter, please contact me at your convenience at 845-564-0002.

Sincerely,


Andrew Bell
Vantage Construction

RILEY ROAD SUBDIVISION

MR. PETRO: Next we have extension for Riley Road subdivision. "Dear Board Members: Due to the prolonged agency review process, we hereby request extension of preliminary approval." Vantage Construction. I don't need to read all the rest. Andrew Bell, Vantage Construction. Is there any problem with this, this is preliminary, is that preliminary?

MR. BABCOCK: Yes.

MR. PETRO: So we can grant it 180 days, Mark?

MR. EDSALL: Six months, you usually go preliminary you can go 6 month blocks.

MR. PETRO: Motion for 180 day extension.

MR. LANDER: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made to grant 6 month extension to Vantage Construction for Riley Road subdivision review 01-55. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

New York State Department of Environmental Conservation
Division of Environmental Permits, Region 3
21 South Putt Corners Road, New Paltz, New York 12561-1696
Phone: (845) 256-3000 • FAX: (845) 255-3042
Website: www.dec.state.ny.us



December 17, 2002

JOHN TAROLLI, P.E./L.S.
MERCURIO-NORTON-TAROLLI
P O BOX 166
PINE BUSH NY 12566

RE: SANITARY SEWER EXTENSION PLAN REVIEW
VANTAGE REALTY SUBDIVISION
WEST SIDE OF RILEY ROAD
TOWN OF NEW WINDSOR, ORANGE COUNTY

Dear Mr. Tarolli:

I have completed my review of the plans to extend the municipal sewer lines to the above subdivision and determined that there are no streams protected under Article 15 (Protection of Waters) of the NYS Environmental Conservation Law (ECL) and no freshwater wetlands protected under Article 24 (Freshwater Wetlands) of the ECL at the project site.

The Negative Declaration by the Town of New Windsor, dated July 10, 2002, satisfies the State Environmental Quality Review (SEQR) Act.

In order to satisfy the State Historical Preservation Act (SHPA), a Stage I Cultural Resources Survey must be completed. The enclosed documents are intended to provide guidance.

No further review of the wastewater disposal system plans will be done until SHPA has been satisfied by the DEC. If you have any questions, please contact me at (845)256-3040.

Sincerely,



Ruth D. Bean
Division of Environmental Permits

cc: A. Crawford, DEC
Vantage Construction Corp.
Town of New Windsor Planning Board



DEPARTMENT OF HEALTH

Edward A. Diana
County Executive

Maxcy J. Smith, M.D.
Commissioner of Health

124 Main Street
Goshen, New York 10924-2199

Environmental Health (845) 291-2331
Fax: (845) 291-4078

November 25, 2002

Mercurio-Norton-Tarolli, P.C.
POB 166
Pine Bush, NY 12566

RECEIVED

DEC 02 2002

Town of New Windsor Bldg. Dept.

Re:
W.M. Ext. to serve
Vantage Construction
T. New Windsor

Gentlemen:

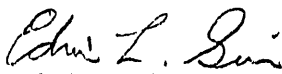
We have reviewed the application and plans for the above mentioned project.

Attached are our comments based on technical review for your consideration.

We are retaining the application one copy of the plans and engineer's report for our files.

In accordance with this Department's policy, failure to respond to this technical review within ninety (90) days will be considered sufficient reason for disapproval of this application.

Very truly yours,


Edwin L. Sims, P.E.
Sr. Public Health Engineer

ELS/JD/aje
g.e.

cc: Applicant ✓
File

Attachment

COMMENTS BASED ON TECHNICAL REVIEW

Project: W.M. Ext. to serve Vantage Construction, T. New Windsor

Date of Submission: October 17, 2002

Date of Review: November 22, 2002

1. Specify the average day, max. day, and peak hour added demand created by the project in the engineer's report.
2. For informational purposes, the peak daily demand indicated on the application is in excess of the current capacity of the Riley Road water treatment plant and therefore indicates that the Stewart Field Plant or alternate sources such as the interconnections with the City of Newburgh and Newburgh Cons. W.D. must be readily available.
3. A portion of this project appears to be located within the watershed area tributary to Washington Lake. We request that plans for this project be submitted to the City of Newburgh Water Department for their review.
4. The details on sheet 3 should be labeled not for Orange County Health Department review or approval.
5. The plan view and profile indicate that the watermain and a catch basin are in very close proximity at stations 2+00 and 7+74. Additional separation is recommended.
6. Blowoffs or hydrants should be located to facilitate flushing at low points. Air relief valves or hydrants should be located at high points.
7. The hydrant at the end of the 8" main should be shown as connected after the service laterals.
8. Show all hydrant connections on the plan view.
9. Show all hydrants on the profile.
10. Provide pressure loss calculations for the applicable water services to demonstrate they have adequate minimum operating pressure. We are particularly concerned about lot 13.
11. For installation note "During construction, provide watertight plugs in end of pipes while work is not in process".

Comments Based on Technical Review (continued)

-2-

Project: W.M. Ext. to serve Vantage Construction, T. New Windsor

Date of Review: November 22, 2002

12. In reference to paragraph 1.13 of the specifications, please be advised that written approval to use services is not generally issued by the Health Department. Results must be satisfactory to the Town Water Department or engineer inspecting construction.

The foregoing comments are based on a review of the application, engineer's report, plans and other engineering data submitted. We have attempted to make this review as complete as possible; however, it must be appreciated that any new submission depending upon the nature of any revisions may require further review and comments.

ELS/JD/aje

S.S.

cc: Applicant/File

Dated: November 25, 2002

BELL SUBDIVISION - DISCUSSION

MR. BABCOCK: Yeah, Mr. Chairman, one thing Andy Bell is doing a subdivision on Riley Road, came in with 20, 30 lots, something like that, he's also going to upgrade the pump station along Riley to handle that facility. We were going to put him on the agenda, somehow we got a mixup on my part for putting him on tonight and calling him saying he will be on to come in and talk to you gentlemen about going in there at his own risk and doing some clearing.

MR. LANDER: Just the road clearing?

MR. PETRO: Does he have final approval?

MR. BABCOCK: No.

MS. MASON: I think he has preliminary.

MR. EDSALL: Off the record.

(Discussion was held off the record)

MR. EDSALL: You how many times when you get into design plans, things move because of the gravity, sewer, something else.

MR. PETRO: Well, I do think we should wait only because why did we send it there?

MR. ARGENIO: Exactly what I was going to say.

MR. EDSALL: If they come back and they've got a couple comments.

MR. ARGENIO: Then it's only us at that point.

MR. PETRO: If it was only us and no outside agencies, I would say go ahead, but being that we sent it for somebody's opinion meantime said go ahead, it's not the right thing.

MR. BABCOCK; I agree.

MR. PETRO: Motion for adjournment?

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

Respectfully Submitted By:



Frances Roth
Stenographer

10/28/02



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

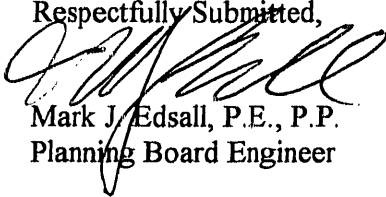
PROJECT NAME: VANTAGE CONSTRUCTION CORP MAJOR SUBDIVISION
PROJECT LOCATION: RILEY ROAD
SECTION 32 – BLOCK 2 – LOT 51.2, 45 & 46.12
PROJECT NUMBER: 01-55
DATE: 10 JULY 2002
DESCRIPTION: THE PROJECT INVOLVES THE SUBDIVISION OF THREE TAX PARCELS INTO NINETEEN (19) LOTS*. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 26 SEPTEMBER 2001, 13 FEBRUARY 2002 AND 27 MARCH 2002 PLANNING BOARD MEETINGS.

(*All single family except lot 19, which has existing multi-family)

1. There were some previous open items, which have the following status:
 - a. ***Zoning Compliance*** – I previously noted compliance problems with lots 4 and 13, and lot 4 was resolved. Lot 13 needed a determination from the Zoning Officer regarding the lot width. The applicant has explained their position that this lot is pre-existing, non-conforming, with the condition being improved as part of this application. I have been advised that Mike Babcock has accepted this lot in this manner.
 - b. ***Stormwater Management and Water Quality*** – Unfortunately, the system shown is the most applicable method to insure water quality compliance in accordance with NYSDEC regulations. If increased maintenance costs result, these will be borne by the properties in the new Drainage District, which must be formed as part of this application.
 - c. ***Roadway Cul-de-sac diameter*** – I have discussed this with the Highway Superintendent and he has no problem with the increased right-of-way diameter (140' v. 120'). He did indicate that he wants the standard paved dimension.
 - d. ***Sewer Capacity*** – Off-site improvements are needed to the Town's system to serve this project. The applicant is coordinating directly with Dick McGoey and John Egitto, and has agreed to provide the improvements at his cost.

2. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
3. Submittal of this application/plan to the NYSDEC and OCDOH will be required following preliminary approval. The applicant should prepare complete applications for each department and submit same to the Town for review and subsequent signature from the Town Supervisor.
4. As per the 911 Policy of the Town, this project will require the assignment of a street name and 911 address numbering at the Preliminary approval stage of the subdivision review.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW01-55-10July02.doc



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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Regional Office

507 Broad Street

Milford, Pennsylvania 18337

(570) 296-2765

e-mail: mhepa@mhepc.com

Writer's E-mail Address:

mje@mhepc.com

MEMORANDUM

(via e-mail)

19 September 2002

TO: RICHARD D. McGOEY, P.E., ENGINEER FOR THE TOWN

FROM: MARK J. EDSALL, P.E., ENGINEER FOR THE PLANNING BOARD

**SUBJECT: VANTAGE CONSTRUCTION MAJOR SUBDIVISION
SEWER RE-ALLOCATION FLOW VALUE
NWPB APP. NO. 01-55**

The application to the planning board is for nineteen (19) lots, with two of the lots having existing structures. It is not clear whether these existing structures are already connected to the sewer, but if not, they will need to connect. For calculation credit, since all the existing structures are on one lot, we will give them one credit and indicate eighteen (18) new connections are being made.

As per my "agreement" with NYSDEC, and as my previous memo to Supervisor Meyers from 1995, the per unit reallocation is 350 gpd/residence.

Based on the above, the reallocation should be 6300 gpd.

Contact me if you have any questions.

Cc: Myra Mason, P.B. Secretary (via e-mail)

Bell

CERTIFICATE OF ALLOCATION

MOODNA CREEK DEVELOPMENT, LTD., a New York Corporation c/o Daroe Realty, 207 Lake Drive, Newburgh, New York 12550, (hereafter called MOODNA) hereby allocates, assigns and transfers to VANTAGE CONSTRUCTION, INC., a New York corporation with principal place of business at 372 South Plank Road, Newburgh, New York 12550, (hereafter called DEVELOPER), who hereby receives and accepts, the unconditional, continuous and irrevocable right to Seven Thousand Sixty (7,060) gallons of daily sanitary sewage treatment discharge capacity at the Town of New Windsor sewage treatment plant, allotted from the Majestic Sewer District total daily sewage treatment capacity (hereafter called TOTAL CAPACITY), for the exclusive use and benefit of up to eighteen (18) single-family residential dwellings requiring new sewage services (not including the existing dwellings on property designated on the Town of New Windsor Tax Map as Section 32, Block 2, Lot 51.2 already connected to sewer) in the Town of New Windsor, Orange County, New York designated as tax map parcel Section 32, Block 2, Lots 45, 46.12 and 51.2.

MOODNA acknowledges and agrees to forebear from using daily sewage treatment discharge capacity that is part of the total capacity that is in excess of the total capacity as reduced by the Seven Thousand Sixty (7,060) gallons of daily sewage treatment capacity allocated to DEVELOPER by this certificate.

Dated: ~~September, 2001~~

October, 2002

MOODNA CREEK DEVELOPMENT, LTD.

By:

ISAAC LANDAU, PRESIDENT

STATE OF NEW YORK)

:SS.:)

COUNTY OF ORANGE)

On this 2nd day of October, 2002, before me personally came ISAAC LANDAU, to me known, who being by me duly sworn, did depose and say that he resides at 45 Susan Drive, Newburgh New York 12550; that he is the President of MOODNA CREEK DEVELOPMENT, LTD., the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that it was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.

Notary Public State of New York

GERALD N. JACOBOWITZ 1940075

Notary Public, State of New York

Qualified in Orange County

My Commission Expires Feb. 28, 2006

Consent to this certificate has been granted at a meeting held ____ day of ____ 2001 by the Town Board, Town of New Windsor.

Dated: ____ 2001

TOWN OF NEW WINDSOR

By:

GEORGE J. MEYERS, SUPERVISOR

:ODMAIWORLD0XIW:130017DKH0572.WPD

9

THIS AGREEMENT date the ____ day of _____, 200 , between the TOWN OF NEW WINDSOR, a municipal corporation with its principal place of business at 555 Union Avenue, New Windsor, New York 12553, hereinafter referred to as "TOWN", and VANTAGE CONSTRUCTION, INC., a corporation with its principal place of business at 372 South Plank Road, Newburgh, New York 12550, hereinafter referred to as "DEVELOPER".

WHEREAS, DEVELOPER has heretofore received or is in the process of receiving Planning Board approval for a development within the TOWN located on real property known as New Windsor Tax Map Section 32, Block 2, Lots 45, 46.12 and 51.2 hereinafter referred to as "PROPERTY"; and

WHEREAS, DEVELOPER has heretofore negotiated a reallocation of sewer capacity from the Majestic Sewer District in the amount of 7,060 gpd to be used to provide sewer service to the property; and

WHEREAS, the Town Board of the Town of New Windsor has adopted a resolution on the 11th day of August, 1993 that authorized the reallocation of the aforesaid quantity of sewer capacity from the Majestic Sewer District to the property.

IT IS HEREBY AGREED AS FOLLOWS:

1. The sewer capacity that has been reallocated for Majestic Sewer District shall be used only for the benefit of the property except as hereinafter provided.
2. DEVELOPER, or any other party, may not assign, transfer or in any way encumber the sewer capacity that is being allocated to the property except, however, the DEVELOPER may assign the capacity to the TOWN at no cost to the TOWN.
3. DEVELOPER shall cause all sewer lines to be constructed on the property so as to prevent the inflow or infiltration of water in to the sanitary sewer system. DEVELOPER shall

install wastewater inlets into the sewer system only from metered source of water unless, however, the flow of wastewater through the sewer line is metered at some point in the line that will accurately measure all wastewater being transferred through the sanitary system on the property. All sanitary sewer lines and appurtenances shall be inspected by the engineers for the TOWN during construction and prior to commencement of use of the sanitary sewer system.

4. The sewer capacity that is being reallocated to the aforesaid real property may not be used to serve any other real property unless the allocation has been assigned to the TOWN.

5. DEVELOPER acknowledges that the reallocation is limited to the capacity set forth above and, in the event it is determined that further development on the property will create a sewer demand that is greater than the reallocation capacity set forth above, the TOWN is authorized to withhold any permits or approvals until satisfactory sewer capacity is obtained.

6. All lots within the property shall pay bonding and operation and maintenance charges that prevail in the Sewer District.

THIS AGREEMENT shall be executed and acknowledged in recordable form and shall be recorded in the Orange County Clerk's Office at the expense of the DEVELOPER.

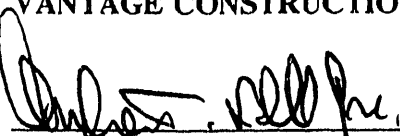
TOWN OF NEW WINDSOR

(Seal)

By: George J. Meyers, Supervisor

VANTAGE CONSTRUCTION, INC.

(Seal)



By: Andrew Bell, President

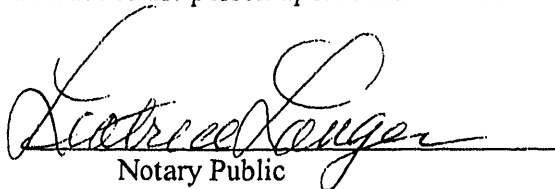
STATE OF NEW YORK, COUNTY OF ORANGE ss:

On November , 2002 before me, the undersigned, a Notary Public in and for the State, personally appeared GEORGE J. MEYERS personally known to me or proved to be me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity and that by their signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK, COUNTY OF ORANGE ss:

On November 15th, 2002 before me, the undersigned, a Notary Public in and for the State, personally appeared ANDREW BELL personally known to me or proved to be me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity and that by their signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

LEATRICE LANGER
NOTARY PUBLIC, State of New York
Reg. #4864747
Qualified in Orange County
Commission Expires 7/21/06

VANTAGE CONSTRUCTION SUBDIVISION (01-55)

Mr. Andy Bell appeared before the board for this proposal.

MR. PETRO: Project involves subdivision of 3 tax parcels into 19 lots. Plan was previously reviewed at the 26 September, 2001, 13 February, 2002, 27 March, 2002 planning board meetings. All single family except lot 19 which has an existing multi-family. Mark, 1A, the zoning compliance, you're satisfied with that now or Mike?

MR. BABCOCK: Yes, I am.

MR. PETRO: We don't even need to go into it, the zoning is correct.

MR. EDSALL: That comment's there just to make the record clear.

MR. PETRO: Storm water management and water quality?

MR. EDSALL: That issue, Mr. Chairman, was a concern of the highway superintendent's, if there was a less complex way to address the DEC's regulations, that's the best way to handle it and inasmuch as there's going to be a drainage ditch formed, any maintenance costs will be carried by the property owners in the district so he's found that acceptable as well as Comment C which is the modified cul-de-sac diameter for the right-of-way. So I resolved those two issues.

MR. PETRO: This is the one with the couple lots across the road, remember I asked you that earlier?

MR. EDSALL: Yes, there's one.

MR. PETRO: We had talked about the odd ball lot, I talked to you about.

MR. BELL: It was brought up at the last meeting, I wasn't here, but there was some discussion about it, yeah.

MR. PETRO: Lot number 13.

MR. BELL: That would be lot 13, part of a parcel that we purchased in addition to the main parcel, the frontage piece.

MR. PETRO: You're getting frontage on the lot where, just off the cul-de-sac?

MR. BELL: Yes, we're pulling off the cul-de-sac.

MR. PETRO: That's your frontage?

MR. BELL: Yes.

MR. PETRO: Isn't that going to change pretty soon?

MR. EDSALL: Well, they're not really grandfathered, they have a pre-existing, non-conforming condition where it's landlocked with no frontage and zero lot width, so they're creating a slightly irregular lot as you can see but they're increasing frontage and increasing lot width, it's better than it is now.

MR. BABCOCK: Mr. Chairman, that is changing.

MR. PETRO: It's changing, that's what I meant, pretty soon. Cul-de-sac diameter, I discussed this with the highway superintendent, he knows problem with the increased right-of-way diameter, he did indicate that he wants the standard paved dimensions.

MR. LANDER: Is that bigger than what he asked for?

MR. EDSALL: The property itself is larger but he doesn't want anymore pavement, we'll just end up with more land beyond the pavement.

MR. PETRO: We have public hearing none already?

MS. MASON: Yes.

MR. PETRO: Motion for negative dec?

MR. LANDER: So moved.

MR. AGRENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare this an unlisted action and declare a negative dec under the SEQRA process for the Vantage Construction subdivision on Riley Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Preliminary approval, they're just here for preliminary approval?

MR. EDSALL: Yes and they should just as a reminder start working with Bob Rogers for the proposed road name. I know he was out on medical when they were working on this last time, but he's back now so you can work with him.

MR. ARGENIO: Mark, there was an issue with this application about a lift pump for the sewer or with a, was that water pressure pump or it was a sewer pump?

MR. EDSALL: Sewer pump station that--

MR. ARGENIO: That's resolved with 1D?

MR. EDSALL: Yes, they, the applicant can put it on the record but they're offering to replace the downstream pump station to correct that problem.

MR. PETRO: Where is highway's latest comments? We don't have anything from highway.

MR. EDSALL: I spoke with Mr. Kroll today and discussed comments 1B and 1C which were the two open issues we had with him and I can indicate that he did agree that

he had no problem with those two.

MR. PETRO: We'd have to make it subject to.

MR. EDSALL: Yeah, I mean, obviously, he's going to have to write off on it, final as well as sewer department and everyone else.

MR. PETRO: Still has to sign off on preliminary, correct, so we'd need subject to highway approval.

MR. EDSALL: Yeah, you can do that before it's referred on and obviously, as far as this pump stations, the plan that comes in for referral to the New York State DEC will include the pump station and unless that meets the town's requirements, the supervisor won't sign the application.

MR. PETRO: Street name 911, we're not happy with it, one lot I know you worked with the pump station, so I think we'll work with you because you're working with us. How does that sound?

MR. BELL: Thank you.

MR. PETRO: Okay, any other comments, Mark, I think--

MR. EDSALL: No, I think it's in good shape for preliminary.

MR. PETRO: I think we closed everything out, we just did the SEQRA motion. Motion for preliminary approval.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant preliminary approval to the Vantage Construction subdivision on Riley Road subject to the highway superintendent signing the plan. Any further discussion from the board members? If not, roll call.

ROLL CALL

July 10, 2002

16

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

RESULTS OF P.B. MEETING OF: July 10, 2002

PROJECT: Vantage Const.

P.B.# 01-55

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M) L S) A VOTE: A 4 N 0

2. TAKE LEAD AGENCY: Y__ N__

CARRIED: YES ✓ NO__

M)__ S)__ VOTE: A__ N__

CARRIED: YES__ NO__

WAIVE PUBLIC HEARING: M)__ S)__ VOTE: A__ N__ WAIVED: Y__ N__

SCHEDULE P.H. Y__ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

(Preliminary)
APPROVAL:

M) A S) L VOTE: A 4 N 0 APPROVED: Preliminary

M)__ S)__ VOTE: A__ N__ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Applicant has agreed to improve sewer pump station</u>
<u>Need Highway Approval - Sent to Henry 7/12/02</u>

MERCURIO - NORTON - TAROLLI

Land Surveying - Engineering, P.C.

45 Main Street

P. O. Box 166 Pine Bush, New York 12566

845-744-3620 FAX: 845-744-3805

Alphonse Mercurio, L.S.

E- Mail: mntpc@cs.com

John Tarolli, P.E., L.S.

William G. Norton, L.S. (NY & PA)

Kenneth W. Vriesema, L.S.

July 3, 2002

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

01-55

Re: Job No. 2766
Vantage Construction Corp.
BP-PA 2001-0589
32-2-51.2, 45, 46.12
Proposed 19-Lot Subdivision
Riley Road

Dear Board Members:

Enclosed please find five (5) copies of the plans revised in accordance with your engineer's comments. We will appear on July 10th for preliminary approval consideration.

There were four (4) open issues at the end of the public hearing. They are:

(1) Existing Sewer Pump station #9

This pump station does not have capacity for this development. The applicant has agreed to upgrade this station to correct existing problems and serve the additional flows of this project (see McGoey 7/11/02 letter).

(2) Highway Superintendent request for "simpler" first flush drainage system

M.H.E. is addressing the comment and will advise the board on July 10th.

(3) 140' vs 120' diameter R.O.W. @ cul-de-sac

Requested for sewer, manhole, hydrant and sidewalk maintenance.

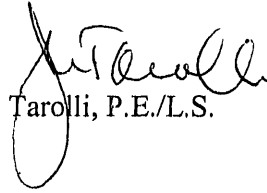
(4) Lot 13 Configuration

The applicant purchased tax map lots 32-2-46.12 and 32-2-45 (see plans) and joined them with the Frontero parcel to build the overall subdivision. These two lots (46.12 & 45) are non-conforming lots. One is a flag lot and one has no

road frontage. The applicant has combined these two into one lot and eliminated the potential of two new driveways onto Riley Road at a bad location.

We feel the configuration of Lot 13 is much improved over the lots it came from.

Very truly yours,

A handwritten signature in cursive script, appearing to read "John Tarolli". The signature is written in dark ink and is positioned above the printed name.

John Tarolli, P.E./L.S.

JT/cg
Enc.

VANTAGE CONSTRUCTION SUBDIVISION (01-55)

MR. PETRO: Proposed 20 lot residential subdivision. Their project involves subdivision of 3 tax parcels into 19 lots. Plan was previously reviewed at the 26 September, 2001, 13 February, 2002 planning board meetings. It's before the board for a public hearing. I want to remind everybody also I believe this application is grandfathered in under the old zoning.

MR. MERCURIO: My name is Al Mercurio with the firm of Mercurio-Norton-Tarolli. Property consists of 17.809 acres. Vantage Construction, contract vendee, proposing 20 new building lots, 20 lots, two of which have existing dwellings on them. The other 18 would have proposed dwellings. We're proposing a town road, the lots will be supplied by public water and sewer. The property is in an R-3 zone, lots meet all the minimum, side and front yard requirements for this zone.

MR. PETRO: Lot 13 appears to justify compliance but I do not believe this is permitted. Do you have any information on that?

MR. BABCOCK: The definition of lot width is measured at your front yard setback. On these two lots, the front yard setback is on the narrow line, I'm not sure what they're saying they have for compliance. Are they adding the two front setbacks?

MR. LANDER: Which lot, Mike, 13?

MR. BABCOCK: We're on 13, yes, apparently, what they are doing is on lot 13, they're adding the front yard setback measurements on Riley Road and also on the other road adding those together off the cul-de-sac.

MR. BABCOCK: To get their lot width that's not, they can only get one.

MR. MERCURIO: The setback, the 35 foot, correct, measure 35 foot in this area right here, you would have 60 foot in width, that's the minimum width.

MR. BABCOCK: No, the road frontage is 60 feet, the lot width is different. Your lot width is 100 feet, road frontage is 60 feet.

MR. MERCURIO: So you're saying we'd have to have 100 foot?

MR. BABCOCK: Yes, it's measured at the front yard setback, that's why you put that instead of coming straight out, that's why you angled this lot coming out to the cul-de-sac to get your 60 feet.

MR. MERCURIO: Correct.

MR. PETRO: Mike, I don't want to spend a lot of time on it, deal with Mark Edsall, get it resolved, okay, all right. At this time, 16 addressed envelopes containing attached notice of public hearing were mailed out. If anyone would like to speak on behalf of this application or against it, come forward, state your name and address.

MR. PETRONELLA: My name is Frank Petronella, I live on Riley Road and I believe the lots they're going to subdivide is right in back of me and I tried to subdivide my property about 5, 6 years ago and I was turned down because of the sewer pumps, they can't handle the sewer. My property is, pumps up the street because the sewers were not accurate enough to serve more houses, I just want to point it out I have nothing against it.

MR. PETRO: You want to know how they're doing the count?

MR. PETRONELLA: Yes. Every time it rains this year, it's not too bad but this year heavy rain, my bathroom makes bubbles, feels like a hot tub. So I had several pumps put in, but I still, when it fills up, that's it, I have to wait ten minutes before I can flush it.

MR. LANDER: He's going to answer your question.

MR. MERCURIO: This property is substantially uphill higher in elevation than this gentleman's property. All these lots with the exception of lot 13 which needs to be pumped up to the cul-de-sac is gravity flow down to Riley Road.

MR. PETRONELLA: Anything from the top of the hill, everything gets pushed down to the manhole, then when it comes down to the manhole, gets pushed up over the hill, so now you've got all these extra sewage coming

in to the same manhole and when it rains, you can come over this and see the water come right out of the ground. I complained several times to the town, town says there's not much they can do about it, when it rains, this is the problem.

MR. ARGENIO: I think he's talking about a station of the town.

MR. BABCOCK: Do we have anything in the file from the sewer department on this?

MR. PETRO: No, there's no answer yet.

MR. MERCURIO: it would also be reviewed by DEC with approval of the sewer system so we cannot go before DEC until we have preliminary approval, we can't submit to them.

MR. LANDER: We don't have an answer why you were denied back then.

MR. PETRONELLA: I'm just pointing it out that the problem is there now already and they built three new houses on that part there.

MR. PETRO: They're going to be gravity fed down to the main line, you're at a pumping station. Correct? I don't think, they're not going into the pumping station.

MR. PETRONELLA: That's where everything goes.

MR. PETRO: Out in the street also.

MR. PETRONELLA: Up the street on this side up the street on this side, they all come down to the bottom.

MR. PETRO: Have Mark check the pumping station, might have to be upsized. He lives there, I'm sure he knows what's going on, that's one hot tub I wouldn't want to be in, I'll tell you that.

MR. PETRONELLA: The water comes up, I have to wait and sometimes I have to wait ten minutes before everything gets pushed out of the way and my toilet goes down. My next door neighbor across the street has the same problem last month so I'm sure he's gonna have more problems than I have. All right.

MR. PETRO: This lot 13, can we lose that lot? It's such a hooky lot and looks like you're really trying to get a lot in there, you know, we're not happy with the small lots to start with, but what's right is right, you were here and we're going along with it.

MR. MERCURIO: We'll look at it. Problem is there's a piece of property that does exist, we'll have to incorporate it into other lots, we'll talk to the applicant, see if he'll concede.

MR. LANDER: Do you have enough frontage to come out onto Riley Road?

MR. MERCURIO: Yes, but there's a steep grade coming off Riley, that's what our concern was for a driveway entrance.

MR. BABCOCK: And they don't have lot width on Riley Road.

MR. PETRO: Plenty of lots, if it was a major percentage of what you're doing, I wouldn't ask, but I don't think the one would make or break the subdivision.

MR. MERCURIO: We'll discuss it.

MR. PETRO: Tell him that the planning board is interested in seeing it go away. I think it would eliminate a lot of the applicant's problems, too, seems to be coming up, lot 13, lot 13. Topo information is still not indicated on sheet 2, database on aerials and actual field survey is required.

MR. MERCURIO: This is a field survey, this is actual property.

MR. LANDER: How is the sight distance in this area?

MR. MERCURIO: It's adequate in the area, that's why we swung the driveway all the way further south as we could.

MR. LANDER: 30 mile an hour zone here?

MR. MERCURIO: I believe it is.

MR. PETRO: Fire department says water main size not shown on plan, 8 inch diameter is required.

MR. MERCURIO: There is a ten inch main in the street existing, we'll note the size.

MR. PETRO: Follow through with that.

MR. MERCURIO: We're proposing 8 inch.

MR. LANDER: Between lots 3 and 4, we've got a drainage facility lot. Is that what we're calling it now? Where is this water going to end up, in this extra dry pond here?

MR. MERCURIO: That's correct.

MR. DIMARTINO: My name is Mike DiMartino, 499 Riley Road. I'm not familiar with the area cause I'm a new resident here, just wanted to find out, my primary concern was the drainage, even though that lot 13, I believe is behind my house relatively level, I just want to know what was going to happen with the drainage with that one house and I believe 30 foot easement, what's going to happen with that if he's going to come off the cul-de-sac?

MR. BABCOCK: What the Chairman has just asked them to do is possibly lose lot 13, consolidate lot 13 with 14 and probably 12 will be part of their lot.

MR. DIMARTINO: Just a question on the water line, I have 55 pounds at my house and I'm relatively 50 feet above the road elevation, what's the minimum pressure that's required for the town or Orange County or the Town of New Windsor?

MR. BABCOCK: It's much less than 55, I don't know what the number is, but it's much less than 55.

MR. DENEGA: 32 or 33, 32 I think.

MR. DIMARTINO: Minimum pressure even for fire flow?

MR. BABCOCK: Well, that's all been done, I don't know what they are, I couldn't tell you, you'd have to talk to the fire inspector's office, they can tell you what the fire flows are.

MR. DIMARTINO: That's it.

MR. PETRO: Well, he brings up another good point, if you lost lot 13, it would eliminate his problem with the drainage directly behind his house and any other concerns so the more we hear, I think 13 is an unlucky number. Anybody else for the public hearing? If not, I'll take a motion to close.

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Vantage Construction Corporation. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I will open it up to the board again for further comment. I think we've made quite a few comments, you're looking for preliminary, but I want to see the lot be taken off and then Mark's comment number 1 would go, just go away, it wouldn't even exist anymore. And after that, I think you can come back, we don't have anything from the highway superintendent yet. You had to put the 8 inch main on the map, you're telling me the topo is actual, so I think when you come back, we can give you a preliminary, you can get your other work started.

MR. MERCURIO: Thank you.

MR. BABCOCK: Maybe I can suggest that you get ahold of John Aggio from the sewer department, talk about the sewer situation.

MR. MERCURIO: Okay, I have a note.

MR. BABCOCK: Okay.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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Writer's E-mail Address:
mje@mhepc.com

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**


PROJECT NAME: VANTAGE CONSTRUCTION CORP MAJOR SUBDIVISION
PROJECT LOCATION: RILEY ROAD
SECTION 32 – BLOCK 2 – LOT 51.2, 45 & 46.12
PROJECT NUMBER: 01-55
DATE: 27 MARCH 2002
DESCRIPTION: THE PROJECT INVOLVES THE SUBDIVISION OF THREE TAX PARCELS INTO NINETEEN (19) LOTS*. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 26 SEPTEMBER 2001 AND 13 FEBRUARY 2002 PLANNING BOARD MEETINGS, AND IS BEFORE THE BOARD FOR A PUBLIC HEARING. (*All single family except lot 19, which has existing multi-family)

1. The project is located in the R-3 Zoning District of the Town. The applicant's engineer has provided additional information as previously requested.

Lots 4 and 13 previously had a compliance problem with lot width. Lot 4 appears to be resolved. Lot 13 appears to justify compliance via a summated width or two strips to the roadways. I do not believe this is permitted. A determination from the Zoning Inspector and/or ZBA may be required.

2. I have reviewed the revised plan and have the following comments:
 - a. The source of the topographical information is still not indicated on sheet 2. Is the data based on aerials, an actual field survey, interpolated USGS? Please respond. —
 - b. I am not aware of an approval from the Highway Superintendent regarding the increased cul-de-sac right-of-way.

Respectfully Submitted,


Mark J. Edsall, P.E., P.P.
Planning Board Engineer

Public Hearing
RESULTS OF P.B. MEETING OF: March 27, 2002

PROJECT: Vantage Const. Sub.

P.B.# 01-55

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__
2. TAKE LEAD AGENCY: Y__ N__

M)___ S)___ VOTE: A__ N__
CARRIED: YES__ NO__

M)___ S)___ VOTE: A__ N__
CARRIED: YES__ NO__

Close
WAIVE PUBLIC HEARING: M) A S) B VOTE: A 5 NO NO Closed
WAIVED: Y ✓ N__

SCHEDULE P.H. Y__ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)___ S)___ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)___ S)___ VOTE: A__ N__ APPROVED: _____

M)___ S)___ VOTE: A__ N__ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Check pumping station on Riley Rd - Petrorella</u>
<u>Try to reconfigure Lot #13</u>
<u>Address comments</u>
<u>get Highway Approval</u>



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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33 Airport Center Drive
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: VANTAGE CONSTRUCTION CORP MAJOR SUBDIVISION
PROJECT LOCATION: RILEY ROAD
SECTION 32 – BLOCK 2 – LOT 51.2, 45 & 46.12
PROJECT NUMBER: 01-55
DATE: 13 FEBRUARY 2002
DESCRIPTION: THE PROJECT INVOLVES THE SUBDIVISION OF THREE TAX PARCELS INTO NINETEEN (19) LOTS*. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 26 SEPTEMBER 2001 PLANNING BOARD MEETING. (*All single family except lot 19, which has existing multi-family)

1. The project is located in the R-3 Zoning District of the Town. The applicant's engineer has provided additional information as previously requested.

Since the last meeting, the minimum lot area for the R-3 zone has changed. Due to the fact that this application was actively before the Board prior to the zone change, it is being considered based on the zoning in place at the time of application.

All lots, with the exception of lots 4 and 13 appear to meet the minimum requirements. Both of these referenced lots appear deficient with lot width.

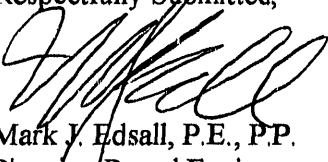
2. I have reviewed the revised plan and have the following comments:
 - a. The source of the topographical information should be indicated on sheet 2.
 - b. The right of way for the cul-de-sac is somewhat larger than normal (140' diameter vs. usual 120'). This should be accepted by the Highway Supt.
 - c. The applicant is reminded that the subdivision will require the formation of a drainage district to deal with maintenance of the stormwater basin. Contact the Town Attorney in this regard.
 - d. The curb detail should note 4000 psi concrete.

- e. Two additional catch basins are required at the "throat" of the cul-de-sac.
 - f. A waiver will be required to eliminate sidewalks. The Planning Board may wish to make a recommendation in this regard.
 - g. We have received a stormwater report and details on the plan concerning the basin. These are currently under review.
- 3. The proposed sewer extension will require a "reallocation agreement" and subsequent submittal to the NYS Department of Environmental Conservation. This can be done after preliminary approval.
 - 4. The Planning Board authorized circulation of a Lead Agency coordination letter at the last meeting. The letter was issued and I am not aware of any other agency interesting in taking lead agency.

The Board should formally assume lead agency under SEQRA at this meeting.

- 5. If the Board agrees, this project could be authorized for Public Hearing, subject to correction of the plan for full zoning compliance.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW01-55-13Feb02.doc

Public Hearing
Vantage Const Sub. - P.B.#01-55

Mr. Frank Petronella - Riley Rd.

Spoke re: his request to subdivide being denied
due to sewer use.

Mr. De Martino - Riley Rd.

Spoke re drainage & water pressure

Closed P.H.

In the Matter of Application for ~~Site Plan~~ (Subdivision) of

Applicant.

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

That I am not a party to the action, am over 18 years of age and reside at 350 Bethlehem Road, New Windsor, NY 12553.

On March 13, 2002, I compared the 16 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason
Myra L. Mason, Secretary for
the Planning Board

13th day of March, 192022

~~Notary Public~~

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/2002



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

March 8, 2002

March 27th

Vantage Construction
372 South Plank Road
Newburgh, NY 12550

Re: 30-2-51.2
45
46.12

Dear Sirs:

According to our records, the attached list of property owners are abutting to the above referenced property.

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook
Sole Assessor

LC/lrd
Attachments

CC: Myra Mason, PB

32-2-43.1

Joseph & Patricia Striano
503 Riley Road
New Windsor, NY 12553 ✓

35-1-3.32

Francesco & Susan Petronella
455 Riley Road
New Windsor, NY 12553 ✓

32-2-43.2

Richard & Linda Temple
7422 E. Lompoc Avenue
Mesa, AZ 85208 ✓

George J. Meyers, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553 ✓

32-2-46.11

Michael & Lisa DeMartino
499 Riley Road
New Windsor, NY 12553 ✓

Deborah Green, Town Clerk
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553 ✓

32-2-46.22

Andrew & Linda Kane
491 Riley Road
New Windsor, NY 12553 ✓

Andrew Krieger, ESQ.
219 Quassaick Avenue
New Windsor, NY 12553 ✓

32-2-47

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553 ✓

James Petro, Chairman
Planning Board
555 Union Avenue
New Windsor, NY 12553 ✓

32-2-49

Theresa Fry
Nancy Salmeri
474 Riley Road
New Windsor, NY 12553 ✓

Mark J. Edsall, P.E.
McGoey and Hauser
Consulting Engineers, P.C.
33 Airport Center Drive, Suite 202
New Windsor, NY 12553 ✓

32-2-51.1

Anthony Marra
940 Downing Road
North Valley Stream, NY 11580 ✓

32-2-52

New York City Dept. of E P
C/o New York Dept. Bureau of Water
Supply OWSL
465 Columbus Avenue, Suite 350
Valhalla, NY 10595 ✓

32-2-107.2

Windsor Woods, LLC
20 Indian Rock Center
Montebello, NY 10901 ✓

35-1-1

Peter Drescher
461 Riley Road
New Windsor, NY 12553 ✓

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF
NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC
HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on
MARCH 27, 2002 at 7:30 P.M. on the approval of the proposed Subdivision
Approval for VANTAGE CONSTRUCTION
(Tax Map #Section 32, Block 2, Lot 51.2, 45, 46.12)
Located at RILEY ROAD. Map of the
Subdivision is on file and may be inspected at the Planning Board Office, Town
Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: MARCH 8, 2002

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#246-2002

03/08/2002

Vantage Construction

Received \$ 10.00 for Assessors List on 03/08/2002. Thank you for stopping
by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

AGREEMENT entered into this 10th day of Sept, 2001 between MOODNA CREEK DEVELOPMENT, LTD., a New York corporation with principal place of business at MILLPOND CONDOMINIUM, Mill Street, Cornwall, New York, mailing address c/o DAROE REALTY, 207 Lake Drive, Newburgh, New York 12550 hereafter called "MOODNA," and VANTAGE CONSTRUCTION, INC., a New York corporation with principal place of business at 372 South Plank Road, Newburgh, New York 12550, hereinafter called "DEVELOPER"

WITNESSETH:

WHEREAS, MOODNA is engaged in the business of providing industrial and sanitary sewer services and has the control of the operations and capacity of the Moodna Creek Development Ltd. sewage treatment plant and system of the Town of Cornwall Majestic Sewer District hereafter referred to as "DISTRICT," and

WHEREAS the DEVELOPER is the contract vendee of parcels of property tax map designation Section 32, Block 2, Lots 45, 46.12 and 51.2, in the Town of New Windsor it intends to develop as a residential development, consisting of up to 18 single-family residential dwellings requiring new sewage services (not including the existing dwellings on property designated on the Town of New Windsor Tax Map as Section 32, Block 2 Lot 51.2 already connected to sewer) on lands owned by Frontera and the Arthur W. Sherman Family Trust, but requires central sanitary sewer service to secure necessary land use approvals; and

WHEREAS there is sewage treatment capacity owned and under control of MOODNA that can be allocated to and used by the DEVELOPER to provide sanitary sewer service for its development; and

WHEREAS the parties desire to enter into an Agreement to provide for those various matters.

NOW THEREFORE it is mutually agreed as follows:

1. MOODNA makes the following representations as to the following legal and factual matters:

A. The Towns of New Windsor and Cornwall entered into an agreement on August 18, 1970 by which the New Windsor sewage treatment plant would accept 1.25 mgpd of sewage from Cornwall. This is referred to as the New Windsor-Cornwall AGREEMENT.

B. The Town of Cornwall established the Majestic Sewer DISTRICT which included the former Majestic Weaving Company property, (hereafter MAJESTIC PROPERTY).

C. The Town of Cornwall entered into an Agreement on August 18, 1970 with Bethesda Properties Inc. (hereafter BETHESDA), which was the then owner of the MAJESTIC PROPERTY by which the services to Cornwall under the New Windsor-Cornwall Agreement were designated for and exclusively allocated to BETHESDA, referred to as contract total capacity. This is referred to as the Cornwall-Bethesda Agreement.

D. The Majestic Property its rights and appurtenances including the sanitary sewer system and capacity were acquired by Moodna Creek Development Ltd. (hereafter "MOODNA") by deed from Bethesda Properties Inc. dated November 20, 1985 recorded November 20, 1985 in Liber 2443 of deeds, page 108.

E. The Towns of New Windsor and Cornwall entered into an AGREEMENT on October 19, 1983 which amended the New Windsor-Cornwall Agreement. That amendment is referred to as New Windsor-Cornwall Amendment.

F. The Town of New Windsor and BETHESDA entered into an Agreement on August 5, 1977 by which certain matters were provided for between them. This is referred to as the New Windsor-Bethesda Agreement, Exhibit 4.

G. MOODNA by virtue of the terms of the deed described in D and as the owner of Unit 3 in Millpond Condominium owns the exclusive right to operate the system and utilize, allocate and dispose of daily discharge capacity.

H. The Towns of New Windsor and Cornwall have by agreement between them dated June 16, 1993 amended the New Windsor-Cornwall Agreement as amended to reduce the allocated capacity from 1.25 gpm to .650 gpd for Cornwall, and releasing back to New Windsor .600 gpd., hereinafter referred to as "released capacity".

I. Moodna has entered into agreements with Cornwall on June 14, 1993 to modify the Cornwall-Bethesda Agreement, and New Windsor on August 13, 1993 to modify the New Windsor-Bethesda Agreement so as to effectuate a procedure for the reduction in capacity to .650 mgpd for Cornwall and release back to New Windsor .600 mgpd.

J. Agreements referred to above in paragraphs A, C, E, F, H and I are in good standing and are in full force and effect.

2. DEVELOPER makes the following representations as to the following legal and factual matters:

A. It is the contract vendee of real property (hereafter "PROJECT") located in the Town of New Windsor identified as tax map Section 32, Block 2, Lots 45, 46.12 and 51.2.

10. Except for the non-refundable portion, the consideration payable by DEVELOPER to MOODNA shall be held in escrow by the attorneys for MOODNA, JACOBOWITZ AND GUBITS, ESQS., 158 Orange Avenue, Walden, New York 12586 subject to the terms of this agreement. The payment will be deposited into an interest bearing account and the interest shall belong to MOODNA under all circumstances. The tax identification number for MOODNA shall be supplied to the bank in which the funds are deposited. The funds shall be deposited to an account at Walden Federal Savings and Loan Association, 12 Main Street, Walden, New York 12586.

11. Upon written consent being granted by the town board of the Town of New Windsor to the allocation of the "allocated capacity" provided for under this agreement, if such consent is required by the municipality, the condition precedent to performance by the DEVELOPER shall be deemed satisfied, and upon execution and delivery by MOODNA of the "allocation, assignment and transfer" certificate, a copy of which is annexed hereto, the escrow agent shall be free to release from escrow all the funds held on deposit to MOODNA without other or further notice, approval or consent.

12. In the event the consent is not obtained as provided in paragraph 11 above by September 30, 2002, then unless Developer waives this requirement either party to this agreement shall have the right to terminate the same, except as herein provided. Upon termination of this contract by either party in accordance with the provisions of this agreement, the refundable payment made by the DEVELOPER to MOODNA, held in escrow shall be refunded to the DEVELOPER upon written demand, but the interest thereon shall be paid to MOODNA under all circumstances.

13. Certificates of allocation shall be issued, signed and delivered upon receipt of payment for same from escrow as provided for herein.

A copy of the "allocation assignment" and transfer certificate to be used is annexed hereto.

Executed certificates will be delivered only against bank or certified funds, or not until funds are actually collected and credited if otherwise.

14. The escrow agent shall not be liable to any of the parties for any act or omission, except for bad faith or gross negligence, and the parties hereby agree to indemnify the escrow agent and hold the escrow agent harmless from any claims, damages, losses or expenses (including attorney's fees) arising in connection herewith. The parties acknowledge that the escrow agent is acting solely as a stakeholder for their convenience. In the event of a dispute between the parties, the escrow agent shall not be bound to release and deliver the escrow fund to either party but may continue to hold the escrow fund until escrow agent is otherwise directed in writing signed by all parties hereto or escrow agent may deposit the down payment with the Clerk of any Court of competent jurisdiction. Upon such deposit, the

escrow agent will be released from all duties and responsibilities hereunder. The escrow agent shall not be required to defend any legal proceedings which may be instituted against it in respect to the premises or the subject matter of this agreement unless requested to do so by purchaser or seller and indemnified to its satisfaction against the cost and expense of such defense (including attorney's fees). The escrow agent shall not be required to institute legal proceedings of any kind and shall have no responsibility for the genuineness of validity of any document or other item deposited with it or the collectability of any check delivered in connection with this agreement. The escrow agent shall be fully protected in acting in accordance with any written instructions given to it hereunder, and believed by it to have been signed by the proper parties. The parties agree that, notwithstanding the role of JACOBOWITZ AND GUBITS, ESQS., as escrow agent, it can, does, and may continue to represent seller as legal counsel in connection with the subject matter of this agreement and otherwise.

15. This agreement contains the entire agreement between the parties with respect to the transaction contemplated herein. It may be executed in any number of counterparts, each and all of which shall be deemed for all purposes to be one agreement.

16. All notices to be given hereunder shall be given in writing, via certified mail, return receipt requested, or delivered personally as follows:

A. If to MOODNA, addressed to JACOBOWITZ AND GUBITS, ESQS., 158 Orange Avenue, P. O. Box 367, Walden, New York 12586-0367; and

B. If to DEVELOPER, addressed to Mr. Andrew T. Bell, President, Vantage Construction, Inc, 372 South Plank Road, Newburgh, New York 12550.

17. No waiver, alteration, or modification of any of the provisions of this agreement shall be binding unless in writing and signed by a duly authorized representative of both parties to this agreement.

18. This agreement shall be governed by the laws of the State of New York.

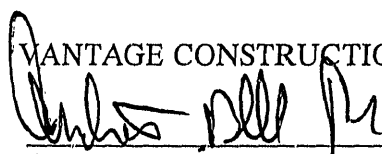
19. This agreement shall inure to and be binding on the heirs, successors, executors, administrators and assignees of the parties.

20. Annexed hereto is a copy of the agreement required to be signed by the DEVELOPER with the Town of New Windsor.

21. Notwithstanding anything contained herein to the contrary, the developer reserves the right to reduce the sewer capacity purchased pursuant to this agreement in the event it does not need the full capacity for the properties and single-family residential dwellings set forth herein."

IN WITNESS WHEREOF the parties have executed this agreement.

By: 
MOODNA CREEK DEVELOPMENT, LTD.
ISAAC LANDAU, PRESIDENT

By: 
VANTAGE CONSTRUCTION, INC.
ANDREW T. BELL, PRESIDENT

PAYMENT SCHEDULE
MOODNA CREEK DEVELOPMENT, LTD. WITH VANTAGE CONSTRUCTION, INC.

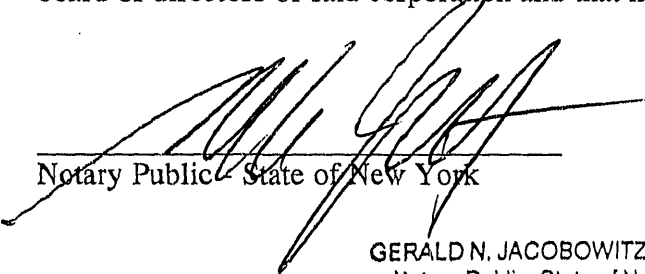
The Purchase Price is \$4.25 per gallon for Seven Thousand Sixty (7,060) gallons per day, a total of Thirty Thousand Five (\$30,005.00) dollars of which \$500.00 was paid as a deposit, leaving Twenty Nine Thousand Five Hundred Five (\$29,505.00) as the balance. The amount of \$2,500.00 is to be remitted upon signing and delivery of this agreement by DEVELOPER to MOODNA, and upon acceptance and execution of this agreement by MOODNA, however, subject to the agreement escrow provisions.

The amount of \$27,005.00 is to be paid in full prior to the issuance of the Certificate of Allocation and in no event later than September 30, 2002.

Five hundred dollars (\$500.00) is non-refundable. The balance is refundable in accordance with paragraph 12, otherwise payable in accordance with paragraph 11.

STATE OF NEW YORK)
 : SS.:
COUNTY OF ORANGE)

On this 23rd ^{October} day of ~~September~~, 2001, before me personally came ISAAC LANDAU, to me known, who being by me duly sworn, did depose and say that he resides at 45 Susan Drive, Newburgh, New York 12550; that he is the President of MOODNA CREEK DEVELOPMENT, LTD., the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that it was so affixed by order the board of directors of said corporation and that he signed his name thereto by like order.

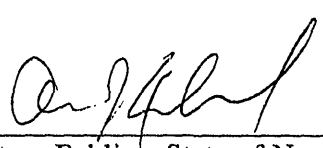


Notary Public - State of New York

GERALD N. JACOBOWITZ 1940075
Notary Public, State of New York
Qualified in Orange County
My Commission Expires Feb. 28, 2002

STATE OF NEW YORK)
 : SS.:
COUNTY OF ORANGE)

On this 10th day of September, 2001, before me personally came ANDREW T. BELL, to me known, who being by me duly sworn, did depose and say that he resides at 372 South Plank Road, Newburgh, New York, 12550; that he is the President of VANTAGE CONSTRUCTION, INC., the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that it was so affixed by order the board of directors of said corporation and that he signed his name thereto by like order.



Notary Public - State of New York

ALAN J. AXELROD
Notary Public, State of New York
Qualified in Orange County
No. 02AX4520760
Commission Expires November 30, 2002

CERTIFICATE OF ALLOCATION

MOODNA CREEK DEVELOPMENT, LTD., a New York Corporation c/o Daroe Realty, 207 Lake Drive, Newburgh, New York 12550, (hereafter called MOODNA) hereby allocates, assigns and transfers to VANTAGE CONSTRUCTION, INC., a New York corporation with principal place of business at 372 South Plank Road, Newburgh, New York 12550, (hereafter called DEVELOPER), who hereby receives and accepts, the unconditional, continuous and irrevocable right to Seven Thousand Sixty (7,060) gallons of daily sanitary sewage treatment discharge capacity at the Town of New Windsor sewage treatment plant, allotted from the Majestic Sewer District total daily sewage treatment capacity (hereafter called TOTAL CAPACITY), for the exclusive use and benefit of up to eighteen (18) single-family residential dwellings requiring new sewage services (not including the existing dwellings on property designated on the Town of New Windsor Tax Map as Section 32, Block 2, Lot 51.2 already connected to sewer) in the Town of New Windsor, Orange County, New York designated as tax map parcel Section 32, Block 2, Lots 45, 46.12 and 51.2.

MOODNA acknowledges and agrees to forebear from using daily sewage treatment discharge capacity that is part of the total capacity that is in excess of the total capacity as reduced by the Seven Thousand Sixty (7,060) gallons of daily sewage treatment capacity allocated to DEVELOPER by this certificate.

Dated: September, 2001

MOODNA CREEK DEVELOPMENT, LTD.

By: ISAAC LANDAU, PRESIDENT

STATE OF NEW YORK)
)
 COUNTY OF ORANGE)

On this _____ day of _____, 2001, before me personally came ISAAC LANDAU, to me known, who being by me duly sworn, did depose and say that he resides at 45 Susan Drive, Newburgh, New York 12550; that he is the President of MOODNA CREEK DEVELOPMENT, LTD., the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that it was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.

Notary Public-State of New York

Consent to this certificate has been granted at a meeting held _____ day of _____ 2001 by the Town Board, Town of New Windsor.

Dated: _____ 2001

TOWN OF NEW WINDSOR

By: GEORGE J. MYERS, SUPERVISOR

ODMAIWORLD\DOX\W\30017\DKH0672.WPD

9

THIS AGREEMENT date the ____ day of _____, 2001, between the TOWN OF NEW WINDSOR, a municipal corporation with its principal place of business at 555 Union Avenue, New Windsor, New York 12553, hereinafter referred to as "TOWN", and VANTAGE CONSTRUCTION, INC., a corporation with its principal place of business at 372 South Plank Road, Newburgh, New York 12550, hereinafter referred to as "DEVELOPER".

WHEREAS, DEVELOPER has heretofore received or is in the process of receiving Planning Board approval for a development within the TOWN located on real property known as New Windsor Tax Map Section 32, Block 2, Lots 45, 46.12 and 51.2 hereinafter referred to as "PROPERTY"; and

WHEREAS, DEVELOPER has heretofore negotiated a reallocation of sewer capacity from the Majestic Sewer District in the amount of 7,060 gpd to be used to provide sewer service to the property; and

WHEREAS, the Town Board of the Town of New Windsor has adopted a resolution on the 11th day of August, 1993 that authorized the reallocation of the aforesaid quantity of sewer capacity from the Majestic Sewer District to the property.

IT IS HEREBY AGREED AS FOLLOWS:

1. The sewer capacity that has been reallocated for Majestic Sewer District shall be used only for the benefit of the property except as hereinafter provided.
2. DEVELOPER, or any other party, may not assign, transfer or in any way encumber the sewer capacity that is being allocated to the property except, however, the DEVELOPER may assign the capacity to the TOWN at no cost to the TOWN.
3. DEVELOPER shall cause all sewer lines to be constructed on the property so as to prevent the inflow or infiltration of water in to the sanitary sewer system. DEVELOPER shall

install wastewater inlets into the sewer system only from metered source of water unless, however, the flow of wastewater through the sewer line is metered at some point in the line that will accurately measure all wastewater being transferred through the sanitary system on the property. All sanitary sewer lines and appurtenances shall be inspected by the engineers for the TOWN during construction and prior to commencement of use of the sanitary sewer system.

4. The sewer capacity that is being reallocated to the aforesaid real property may not be used to serve any other real property unless the allocation has been assigned to the TOWN.

5. DEVELOPER acknowledges that the reallocation is limited to the capacity set forth above and, in the event it is determined that further development on the property will create a sewer demand that is greater than the reallocation capacity set forth above, the TOWN is authorized to with hold any permits or approvals until satisfactory sewer capacity is obtained.

6. All lots within the property shall pay bonding and operation and maintenance charges that prevail in the Sewer District.

THIS AGREEMENT shall be executed and acknowledged in recordable form and shall be recorded in the Orange County Clerk's Office at the expense of the DEVELOPER.

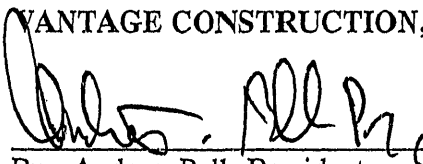
TOWN OF NEW WINDSOR

(Seal)

By: George J. Meyers, Supervisor

VANTAGE CONSTRUCTION, INC.

(Seal)



By: Andrew Bell, President

RESULTS OF P.B. MEETING OF: February 13 2002

PROJECT: Vantage Const. Sub. P.B.# 01-55

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M)___ S)___ VOTE: A__ N__

2. TAKE LEAD AGENCY: Y ☒ N__

CARRIED: YES__ NO__

M) 1 S) 0 VOTE: A 4 N 0
CARRIED: YES ☒ NO__

WAIVE PUBLIC HEARING: M)___ S)___ VOTE: A__ N__ WAIVED: Y__ N__

SCHEDULE P.H. Y__ N__

Set up P.H.

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)___ S)___ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)___ S)___ VOTE: A__ N__ APPROVED: _____

M)___ S)___ VOTE: A__ N__ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Need Highway approval</u>
<u>Set for P.H.</u>
<u>Need sewer capacity</u>
<u>Need sidewalks on one side of street</u>
<u>Need deed combining the three parcels into one for Andy</u>
<u>Try to leave the stone walls if possible</u>

MERCURIO - NORTON - TAROLLI
Land Surveying - Engineering, P.C.

45 Main Street
P. O. Box 166 Pine Bush, New York 12566
845-744-3620 FAX: 845-744-3805

Alphonse Mercurio, L.S.
William G. Norton, L.S. (NY & PA)

E-Mail: mntpc@compuserve.com

John Tarolli, P.E., L.S.
Kenneth W. Vriesema, L.S.

**Storm Water Management Plan
For Storm Water Discharge Permit &
Drainage Report for**

VANTAGE CONSTRUCTION CORP. SUBDIVISION

Town of New Windsor
County of Orange
State of New York

Mercurio-Norton-Tarolli
Land Surveying-Engineering, P.C.
45 Main Street
P. O. Box 166
Pine Bush, NY 12566

January, 2002



Storm Water Management Plan
Vantage Construction Corp. Subdivision

1) Project Description

The project involves the creation of 19 residential building lots, 2 of which have existing dwellings and 1,250 L.F. of new road. The project also includes the extension of existing water and sewer lines. All lots will be connected to public water and sewer.

2) Potential Pollution Sources

Possible sources of pollution will result from erosion during construction. this erosion will be caused by required grading for development of the site. The majority of the slopes in the area to be developed are less than 15% grade. The current land use is residential, brush and wood lot. Another source of pollution may come from new vehicle trips on the proposed road. Since there will be minimum use of the dead-end road and since there will be very little parking of vehicles outside of garages, this source of pollution (petroleum products) will be low.

3) Soil Conditions, Runoff Coefficients & Runoff Calculations (refer to site drawings)

The soil type of the development area generally consists of Mardin gravelly, silt loam. The current use of the site is idle woods, brush and two dwellings..

Following is an analysis of the area affected by the proposed project's construction:

The drainage area affecting the project is 11 acres. The pre-development and post-development data for the site is as follows:

Pre-Development (25-year storm)

	<u>Area (ac.)</u>	<u>Runoff Coef.</u>	<u>Time of Conc. (min.)</u>
Drainage Area A	7.8	0.29*	17**

*see attachments A, B

**see attachment C

Post-Development (25-year storm)
(see attachments B, C, D)

	<u>Area (ac.)</u>	<u>Runoff Coef.</u>	<u>Time of Conc. (min.)</u>
Drainage Area B	11	0.44***	14**

***see attachments B & D

Attachments A & D contain the hydrograph discharge data during the 25-year storm event. The pre- and post-development peak runoff is:

Storm Water Management Plan
Vantage Construction Corp. Subdivision

Pre-Development: 11.9 cfs
Post-Development: 28.9 cfs

4) Wetlands & Receiving Water

This site contains no State regulated wetlands. Runoff from the site will (as it now does) enter existing ponds which are tributary to the Silver Stream.

5) Drainage System, First Flush Control & Detention Facility (refer to drawings)

The proposed drainage system generally consists of 15"-24" diameter ADS-N-12 drainage pipe and catch basins which collect the sites' post-construction ± 29 cfs peak runoff. The plans show the drainage system layout.

Following is a summary of the flow capacity of various critical sections of the drainage system:

<u>Pipe</u>	<u>Capacity</u>	<u>Actual</u>
15" dia. Sta 8+85 - 12+50 (see attachment F)	7 cfs	± 5 cfs
24" dia. Sta 2+00 - 3+63 (see attachment G)	25 cfs	± 15 cfs
24" dia. Sta 3+63 to detention area (see attachment H)	27 cfs	± 25 cfs

The proposed detention basin will be built prior to any other construction activity. The outlet pipes shall not be installed until the project is substantially complete and ground cover is established. The detention area is to act as a temporary sediment basin during construction. Once the project is substantially completed, the basin can be cleaned out, the first flush treatment area installed, final grades established and pipes installed.

Runoff during construction should be directed towards the temporary sediment basin. Once the drainage system is in, haybales around the catch basin inlets will help in controlling sediment migration.

First flush control is provided by the sand filter under the detention area. First flush over paved and impervious area (± 2.5 ac.) amounts to ± 4540 C.F. of volume (± 5000 C.F. provided).

The detention area requirements are presented in attachment E. The post-development runoff (± 29 cfs) was limited to pre-development runoff (± 11 cfs). This requires $\pm 14,000$ c.f. of detention area. The first flush storage volume is $\pm 4,600$ c.f. The volume of first flush (± 5000 c.f.) will be contained over a 6" deep bed of sand (150' L x 50' W x 0.7' D) which is under drained to an outlet stone bed for dispersion.

Storm Water Management Plan
Vantage Construction Corp. Subdivision

6) Sequence of Major Activities & Controls

The sequence of construction will be as follows:

- A) Install silt fencing as shown.
- B) Construct temporary sediment basin (detention area).
- C) Begin site work and divert runoff towards sediment basin.
- D) Maintain silt fencing and siltation basin (remove and stockpile silt between basin and proposed road as required to maintain minimum of 1 depth in the basin)
- E) Seed and stabilize completed areas as soon as possible.
- F) After site work is completed and all areas other than siltation basin are stabilized, clean out siltation basin; install the first flush stone, piping, sand and appurtenances; seed and mulch remaining disturbed areas.

All work on the site will comply with the approved plans for this project prepared by Mercurio-Norton-Tarolli, Land Surveying-Engineering, P.C.

7) Time Schedule

The Notice of Intent (NOI) shall be filed three (3) days prior to the start of construction.

The Notice of Termination (NOT) shall be filed completion of all construction activity on the site and soil stabilization).

Proposed Starting Date: May, 2002
Proposed Completion Date: November 2002

8) Erosion Protection

The operator or contractor shall at all times properly operate and maintain all facilities and systems of control which are installed or used to achieve compliance with the conditions of the permit and storm water pollution prevention plan(s).

A) Temporary control Measures

- 1. The area of disturbance shall be kept to a minimum.
- 2. A construction entrance shall be constructed at the entrance to the existing public right-of-way.
- 3. Seeding shall be done within 15 days of completion of final grading. Requirements for seeding shall be in accordance with generally accepted practices.
- 4. After placement of storm drains, haybales are to be placed around the inlet as protection during construction. Haybales are to be removed following the stabilization of disturbed areas.

Storm Water Management Plan
Vantage Construction Corp. Subdivision

9) Inspections

The operator or qualified personnel of the operator shall inspect disturbed areas of the construction site that have not been stabilized, areas used for storage of materials that are exposed to precipitation, structural control measures, and locations where vehicles enter or exit the site at least once every seven calendar days and within 24 hours of the end of a storm that yields 0.5 inches of precipitation or more. Where portions of the construction area have been stabilized, inspections of these areas shall be conducted at least once every month until the completion and/or stabilization of entire proposed development area.

- A) Disturbed areas and areas used for storage of materials that area exposed to precipitation shall be inspected for evidence of, or the potential for pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to insure that they are operating correctly. Where discharge locations or point are accessible, they shall be inspected to determine whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.
- B) Based on the results of the inspection, the site description identified in the plan shall provide for timely implementation of any changes to the plan within 7 calendar days following the inspection.
- C) A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, major observations relating to the implementations of the storm water pollution prevention plan, and actions taken shall be made and retained as part of the storm water pollution prevention plan for at least three (3) years from the date of the termination. Such reports shall identify any incidents of non-compliance. Theses reports shall also contain a certification that the facility is in compliance with the storm water pollution prevention plan and this permit. The report shall be signed.

D) Inspection & Entry

The operator shall allow the State Director or an authorized representative of the EPA, the State or an authorized representative of the municipal operator of the separate storm sewer receiving the discharge (where applicable). Upon the presentation of credentials and other documents as may be required by law to:

1. Enter upon the operator's premises where a regulated facility or activity is located, conducted or where records must be kept under the conditions of this permit;
2. Have access to and copy, at reasonable times, any records that must be kept under the conditions of this permit; and

Storm Water Management Plan
Vantage Construction Corp. Subdivision

3. Inspect at reasonable times any facilities or equipment (including monitoring and control measures).

10) Permit Terms

A) Duty to Comply

The operator must comply with all conditions of this permit. All contractors and subcontractors must comply with the terms of the storm water pollution prevention plan. Any permit noncompliance constitutes a violation of the CWA and the Environmental Conservation Law and is grounds for enforcement action, for permit revocation or modification, or denial of a permit renewal application.

B) Permit Actions

This permit may, at any time, be modified, revoked or renewed. The filing of a request by the operator for a permit modification, revocation, re-issuance, termination, notification of planned changes or anticipated noncompliance does not stay any permit condition.

C) Continuation of the Expired Permit

This permit expires on August 1, 1998. However, an expired general permit continues in force and effect until a new general permit is issued. Operators seeking authorization under a new general permit must submit a new NOI in accordance with the terms of the new general permit.

D) Need to Halt or Reduce Activity

It shall not be a defense for an operator in an enforcement action that it would have been necessary to halt or reduce the construction activity in order to maintain compliance with the conditions of this permit.

E) Duty to Mitigate

The operator shall take all reasonable steps to minimize or prevent any discharge in violation of this permit, which has a reasonable likelihood of adversely affecting human health or the environment.

F) Duty to Provide Information

The operator shall file copies of storm water pollution prevention plan with the State Director, building inspector and all other governing and monitoring bodies, where required. When the operator becomes aware that they failed to submit any relevant facts or submitted incorrect information in the NOI or other report, they shall promptly submit such facts or information.

Storm Water Management Plan
Vantage Construction Corp. Subdivision

G) Property Rights

The issuance of this permit does not convey any property rights of any sort, nor exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Federal, State or Local laws and regulations.

H) Severability

The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances and the remainder of this permit shall not be affected thereby.

I) Requiring a General or Individual Permit

1. The State director may require any person authorized by this permit to apply for and/or obtain either an individual SPDES permit or any alternative SPDES general permit. Where the State Director requires a discharger authorized to discharge under this permit to apply for an individual SPDES permit, the State Director shall notify the discharger in writing that a permit application is required. This notification shall include a brief statement of the reasons for this decision, an application form, a statement setting a deadline for the discharger to file the application, and a statement that on the effective date of issuance or denial of the individual SPDES permit or the alternative general permit as it applies to the individual operator, coverage under this general permit shall automatically terminate. Applications shall be submitted to the appropriate DEC Office indicated in the address section of this report. The State Director may grant additional time to submit the application upon request of the applicant. If a discharger fails to submit in a timely manner an individual SPDES permit application as required by the State Director under this paragraph, then the applicability of this permit to the individual SPDES operator is automatically terminated at the end of the day specified by the State Director for application submittal.
2. Any discharger authorized by this permit may request to be excluded from the coverage of this permit by applying for an individual permit.

J) Signatory Requirements

All NOI's, NOT's, storm water pollution prevention plans, reports, certifications or information required by this permit or submitted pursuant to this permit, shall be signed as follows:

1. NOI's & NOT's

Storm Water Management Plan
Vantage Construction Corp. Subdivision

- a) For a corporation: by (1) a president, secretary, treasurer, or vice president of the corporation in charge of a principle business function, or any other person authorized to or who performs similar policy or decision-making functions for the corporation; or (2) the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding \$25,000,000 if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures;
 - b) For partnership or sole proprietorship: by a general partner or the proprietor, or
 - c) For a municipality, State, Federal or other public agency: by either a principle executive officer or ranking elected official. For purposes of this section, a principle executive officer of a Federal agency includes (1) the chief executive officer of the agency, or (2) a senior executive officer having responsibility for the overall operations of a principle geographic unit of the agency (e.g. Regional Administrators of the EPA).
2. The pollution prevention plan and all reports required by the permit and other information requested by the State Director or local agency shall be signed by a person described above or by a duly authorized representative of that person. A person is a duly authorized representative only if:
- a) The authorization is made in writing by a person described above and submitted to the State Director.
 - b) The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, such as the position manager, operator, superintendent, position of equivalent responsibility or an individual or position having overall responsibility for environmental matters for the company.

11) Records

- A) The operator shall retain copies of storm water pollution prevention plans and all reports required by this permit and records of all data used to complete the NOI to be covered by this permit, for a period of at least three (3) years from the date that the site is stabilized and the NOT is filed. This period may be extended by the State Director at any time upon written notification.
- B) The operator shall retain a copy of the storm water pollution prevention plan required by this permit at the construction site from the date of initiation of

Storm Water Management Plan
Vantage Construction Corp. Subdivision

- C) 1. This report and plan(s) shall be sent to the proper regulatory office at least two days prior to the commencement of construction activities, with a copy sent to the local building inspector.
2. Except for the submittal of NOI's and NOT's, all written correspondence under this permit shall be directed to the DEC, including the submittal of individual permit applications, shall be sent to the appropriate DEC office.

D) Addresses

New York State Department of Environmental Conservation
21 South Putt Corners Road
New Paltz, NY 12561

Town of New Windsor Building Department
555 Union Avenue
New Windsor, NY 12553

12) Certification

- A) Any person signing documents shall make the following certification:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law."

- B) All contractors and subcontractors identified in the storm water pollution prevention plan of this permit shall sign a copy of the following certification statement before undertaking any construction activity at the site identified in the storm water pollution prevention plan:

"I certify under penalty of law that I understand and agree to comply with the terms and conditions of the pollution prevention plan for the construction site identified in such plan as a condition of authorization to discharge storm water. I also understand that the operator must comply with the terms and conditions of the New York State Pollutant Discharge Elimination System (SPDES) general permit for storm water discharge from construction activities and that is unlawful for any person to cause or contribute to a violation of water quality."

Storm Water Management Plan
Vantage Construction Corp. Subdivision

Andy Bell

President

Name & Signature

Title

Date

Vantage Construction Corp.

Company

372 South Plank Road, Newburgh, NY 12550

Address

(845)564-0002

Vantage Construction Corp. Subdivision

Phone Number

Project Name

Reports/2766ST.REP

HYDROLOGIC REPORT

Vantage Pre..... DRAINAGE AREA "A"

Hyd. No. 1

Hydrograph type =	RATIONAL	Peak discharge =	11.85 cfs
Storm frequency =	25 yr	Time interval =	1 min
Time of conc. =	17 min	Intensity =	5.24 in/hr
Runoff coeff. =	.29 * (COMPOSITE)	Basin area =	7.8 ac

HYDROGRAPH DISCHARGE TABLE

TIME--OUTFLOW (hrs cfs)	TIME--OUTFLOW (hrs cfs)	TIME--OUTFLOW (hrs cfs)	TIME--OUTFLOW (hrs cfs)
0.02 0.70	0.03 1.39	0.05 2.09	0.07 2.79
0.08 3.49	0.10 4.18	0.12 4.88	0.13 5.58
0.15 6.27	0.17 6.97	0.18 7.67	0.20 8.36
0.22 9.06	0.23 9.76	0.25 10.46	0.27 11.15
0.28 11.85	0.30 11.15	0.32 10.46	0.33 9.76
0.35 9.06	0.37 8.36	0.38 7.67	0.40 6.97
0.42 6.27	0.43 5.58	0.45 4.88	0.47 4.18
0.48 3.49	0.50 2.79	0.52 2.09	0.53 1.39

*
 0.5 AC @ 0.95
 4.6 AC @ 0.2 (WOODS)
 1.7 AC @ 0.3 (MEADOW)
 1 AC @ 0.32 (OLD LAWN)

A

STORMWATER MANAGEMENT

TABLE 1

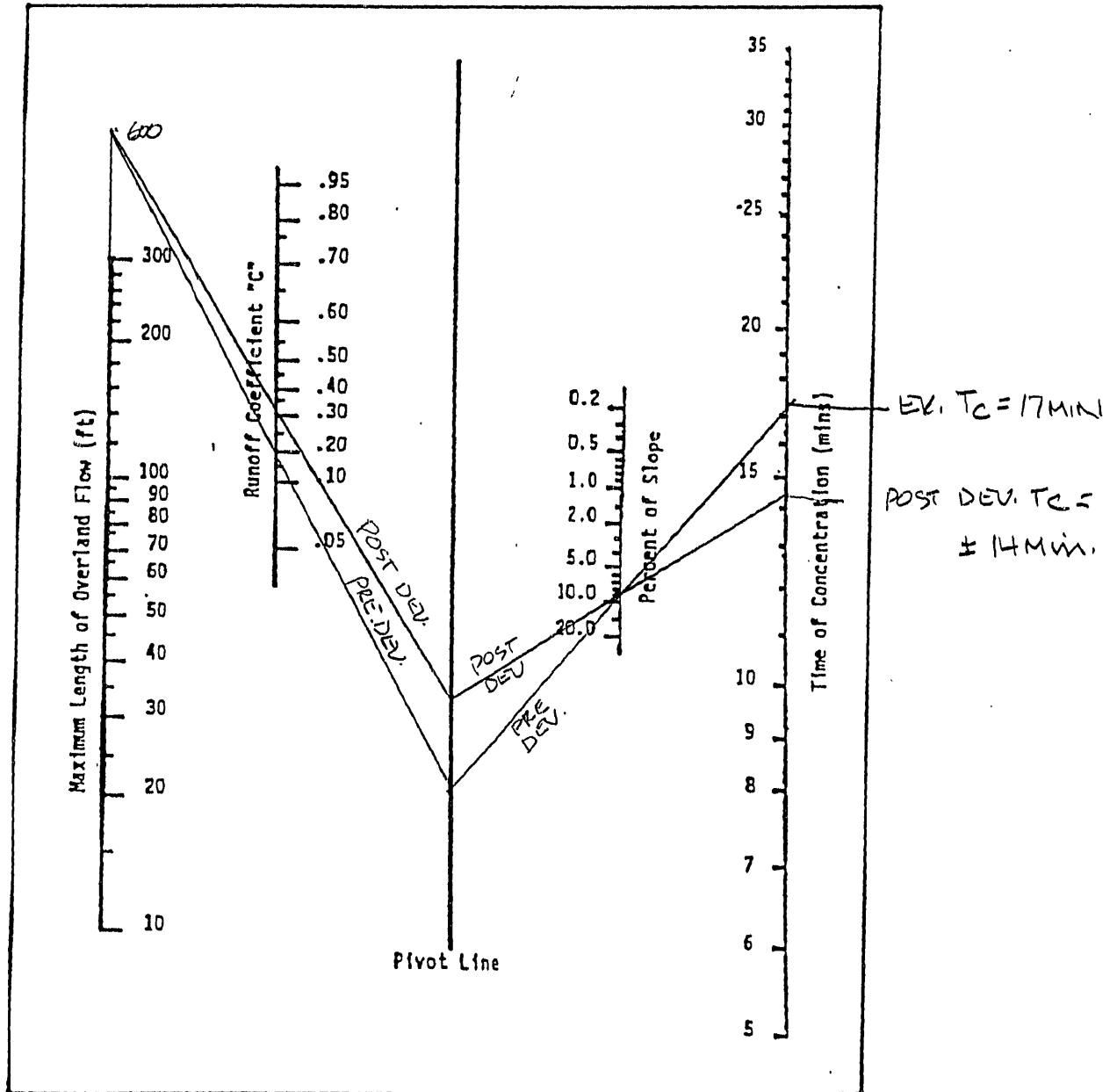
RUNOFF COEFFICIENTS — "C" FOR THE RATIONAL METHOD

SOIL HYDROLOGIC GROUP	A			B			C			D		
SLOPE (percent)	0-2	2-6	6+	0-2	2-6	6+	0-2	2-6	6+	0-2	2-6	6+
LAND USE												
Cultivated	.12	.20	.28	.28	.26	.32	.22	.30	.37	.25	.35	.45
Idle field/brush	.10	.16	.26	.14	.20	.28	.17	.25	.30	.20	.28	.35
Forest/woodland	.08	.11	.14	.10	.14	.18	.12	.16	.20	.15	.20	.25
Grass/lawn	.12	.18	.22	.16	.21	.28	.25	.30	.32	.30	.32	.40
Impervious	—	.95	—	—	.95	—	—	.95	—	—	.95	—
Gravel	—	.85	—	—	.85	—	—	.85	—	—	.85	—
WEIGHTED RESIDENTIAL LOT SIZES												
1/8 acre	.29	.33	.36	.31	.35	.40	.34	.38	.44	.36	.41	.48
1/4 acre	.26	.30	.34	.29	.33	.38	.32	.36	.42	.34	.38	.46
1/3 acre	.24	.28	.31	.26	.32	.35	.29	.35	.40	.32	.36	.45
1/2 acre	.21	.25	.28	.24	.27	.32	.27	.31	.37	.30	.34	.43
1 acre	.18	.23	.26	.21	.24	.30	.24	.30	.36	.28	.32	.41

SOILS: MARDIN ("C")

STORMWATER MANAGEMENT

Figure A
Time of Concentration Nomograph
(for use with the Rational Method)



ORIGINAL AREA $\pm 600'$ TRAVEL $\pm 55'$ DEL, 7-25-95
TRIB. TO POND. " $S \pm 9\%$

(NOTE: POST DEV. T_C - LAWN AREAS, LOTS 14-17)

HYDROLOGIC REPORT

Vantage Post.....DRAINAGE AREA "13"

Hyd. No. 2

Hydrograph type =	RATIONAL	Peak discharge =	28.88 cfs
Storm frequency =	25 yr	Time interval =	1 min
Time of conc. =	14 min	Intensity =	5.97 in/hr
Runoff coeff. =	.44 * (COMPOSITE)	Basin area =	11 ac

HYDROGRAPH DISCHARGE TABLE

TIME--OUTFLOW (hrs cfs)	TIME--OUTFLOW (hrs cfs)	TIME--OUTFLOW (hrs cfs)	TIME--OUTFLOW (hrs cfs)
0.02 2.06	0.03 4.13	0.05 6.19	0.07 8.25
0.08 10.31	0.10 12.38	0.12 14.44	0.13 16.50
0.15 18.56	0.17 20.63	0.18 22.69	0.20 24.75
0.22 26.82	0.23 28.88	0.25 26.82	0.27 24.75
0.28 22.69	0.30 20.63	0.32 18.56	0.33 16.50
0.35 14.44	0.37 12.38	0.38 10.31	0.40 8.25
0.42 6.19	0.43 4.13	0.45 2.06	0.47 0.00

* 2.5 AC @ 0.95
 1 AC @ 0.2 (WOODS)
 2 AC @ 0.3 (MEADOW)
 5.5A @ 0.3 (NEW LAWN)

$$S = (Q_p - Q_t) * 60 * T_d$$

QUICK STORAGE ESTIMATE

1. INFLOW HYDROGRAPH No. = 2.....

2. TARGET OUTFLOW (cfs) = 11.....

Hyd.	Qpeak	Hyd.	Qpeak
1	11.85	2	28.88
3	0.00	4	0.00
5	0.00	6	0.00
7	0.00	8	0.00
9	0.00	10	0.00
11	0.00	12	0.00
13	0.00	14	0.00
15	0.00	16	0.00
17	0.00	18	0.00
19	0.00	20	0.00

Qp = 28.88 cfs

Qt = 11.00 cfs

Tp = 14 min

Td = 13 min

Estimated storage (cuft) = 13945

(acft) = 0.320

Change item number: 0

to cont

E

15" CULVERT

tmp#1
Culvert Calculator

Entered Data:

Shape	Circular
Number of Barrels	1
Solving for	Headwater
Chart Number	1
Scale Number	1
Chart Description	CONCRETE PIPE CULVERT; NO
BEVELED RING ENTRANCE	
Scale Description	SQUARE EDGE ENTRANCE WITH
HEADWALL	
Flowrate	7.0000 cfs
Manning's n	0.0120
Roadway Elevation	533.0000 ft
Inlet Elevation	530.0000 ft
Outlet Elevation	528.2100 ft
Diameter	15.0000 in
Length	358.0000 ft
Entrance Loss	0.0000
Tailwater	1.5000 ft

Computed Results:

Headwater	531.9903 ft From Outlet
Slope	0.0050 ft/ft
Velocity	5.7041 fps

Messages:

Outlet head > Inlet head.
Computing Outlet Control headwater.
Outlet submerged.
Full flow.
Headwater depth computed using FHWA equation.
Headwater: 531.9903 ft

24" CULVERT @ 0.0063'/FT SLOPE

tmp#1
Culvert Calculator

Entered Data:

Shape	Circular
Number of Barrels	1
Solving for	Headwater
Chart Number	1
Scale Number	1
Chart Description	CONCRETE PIPE CULVERT; NO
BEVELED RING ENTRANCE	
Scale Description	SQUARE EDGE ENTRANCE WITH
HEADWALL	
Flowrate	25.0000 cfs
Manning's n	0.0120
Roadway Elevation	490.0000 ft
Inlet Elevation	485.5200 ft
Outlet Elevation	484.5200 ft
Diameter	24.0000 in
Length	160.0000 ft
Entrance Loss	0.0000
Tailwater	2.0000 ft

Computed Results:

Headwater	489.3741 ft From Inlet
Slope	0.0063 ft/ft
Velocity	7.9577 fps

Messages:

Inlet head > Outlet head.
Computing Inlet Control headwater.
Solving Inlet Equation 26.
Solving Inlet Equation 28.
Headwater: 489.3741 ft

24" CULVERT LEADING FROM CBQ 3 +63 TO RETENTION AREA.

tmp#1

Culvert Calculator

Entered Data:

Shape	Circular
Number of Barrels	1
Solving for	Headwater
Chart Number	1
Scale Number	1
Chart Description	CONCRETE PIPE CULVERT; NO
BEVELED RING ENTRANCE	
Scale Description	SQUARE EDGE ENTRANCE WITH
HEADWALL	
Flowrate	27.0000 cfs
Manning's n	0.0120
Roadway Elevation	489.0000 ft
Inlet Elevation	484.5200 ft
Outlet Elevation	482.0000 ft
Diameter	24.0000 in
Length	99.0000 ft
Entrance Loss	0.0000
Tailwater	2.0000 ft

Computed Results:

Headwater	488.7743 ft From Inlet
Slope	0.0255 ft/ft
Velocity	13.4438 fps

Messages:

Inlet head > Outlet head.
Computing Inlet Control headwater.
Solving Inlet Equation 26.
Solving Inlet Equation 28.
Headwater: 488.7743 ft

H

DETENTION AREA OUTLETS

tmp#1 Culvert Calculator

Entered Data:

Shape	Circular
Number of Barrels	8
Solving for	Headwater
Chart Number	2
Scale Number	2
Chart Description	CORRUGATED METAL PIPE CULVERT
Scale Description	MITERED TO CONFORM TO SLOPE
Flowrate	11.0000 cfs
Manning's n	0.0120
Roadway Elevation	484.0000 ft
Inlet Elevation	482.7000 ft
Outlet Elevation	480.0000 ft
Diameter	8.0000 in
Length	17.0000 ft
Entrance Loss	0.0000
Tailwater	0.6000 ft

Computed Results:

Headwater	483.9925 ft From Inlet
Slope	0.1588 ft/ft
Velocity	12.6128 fps

Messages:

Computing Inlet Control headwater.
Solving Inlet Equation 26.
Solving Inlet Equation 28.
Headwater: 483.9925 ft



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

January 25, 2002

Mark J. Edsall, P.E., P.P.
Planning Board Engineer
Town of New Windsor
555 Union Avenue
New Windsor, New York 12553

Dear Mr. Edsall:

Re: SEORA
Vantage Construction Major
Subdivision/Riley Rd
New Windsor, Orange County
01PR5927

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP) concerning your project's potential impact/effect upon historic and/or prehistoric cultural resources. Our staff has reviewed the documentation that you provided on your project. Preliminary comments and/or requests for additional information are noted on separate enclosures accompanying this letter. A determination of impact/effect will be provided only after ALL documentation requirements noted on any enclosures have been met. Any questions concerning our preliminary comments and/or requests for additional information should be directed to the appropriate staff person identified on each enclosure.

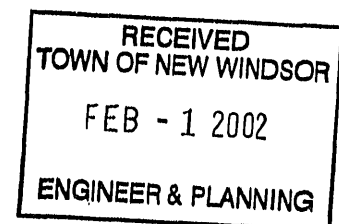
In cases where a state agency is involved in this undertaking, it is appropriate for that agency to determine whether consultation should take place with OPRHP under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. In addition, if there is any federal agency involvement, Advisory Council on Historic Preservation's regulations, "Protection of Historic and Cultural Properties" 36 CFR 800 requires that agency to initiate consultation with the State Historic Preservation Officer (SHPO).

When responding, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont
Director

RLP:cmp
Enclosure(s)



cc: M.E. Turilli

ARCHEOLOGY COMMENTS

01PR5927

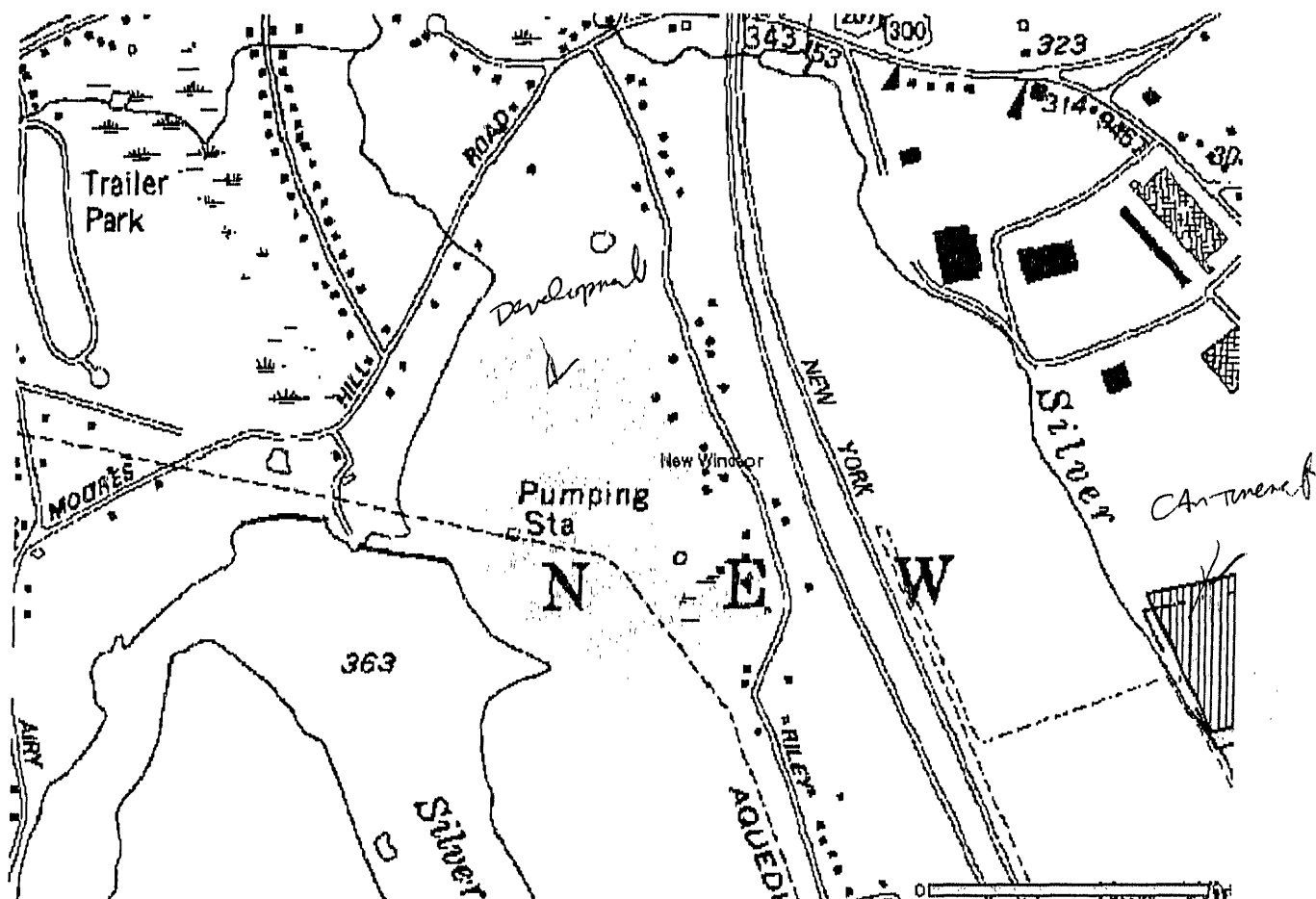
Based on reported resources, there is an archeological site in or adjacent to your project area. Therefore the Office of Parks, Recreation and Historic Preservation (OPRHP) recommends that a Phase 1 archeological survey is warranted for all portions of the project to involve ground disturbance, unless substantial prior ground disturbance can be documented. If you consider the project area to be disturbed, documentation of the disturbance will need to be reviewed by OPRHP. Examples of disturbance include mining activities and multiple episodes of building construction and demolition.

A Phase 1 survey is designed to determine the presence or absence of archeological sites or other cultural resources in the project's area of potential effect. The Phase 1 survey is divided into two progressive units of study including a Phase 1A sensitivity assessment and initial project area field inspection, and a Phase 1B subsurface testing program for the project area. The OPRHP can provide standards for conducting cultural resource investigations upon request. Cultural resource surveys and survey reports that meet these standards will be accepted and approved by the OPRHP.

Our office does not conduct cultural resources surveys. A 36 CFR 61 qualified archeologist should be retained to conduct the Phase 1 survey. Many archeological consulting firms advertise their availability in the yellow pages. The services of qualified archeologists can also be obtained by contacting local, regional, or statewide professional archeological organizations. Phase 1 surveys can be expected to vary in cost per mile of right-of-way or by the number of acres impacted. We encourage you to contact a number of consulting firms and compare examples of each firm's work to obtain the best product.

Documentation of ground disturbance should include a description of the disturbance with confirming evidence. Confirmation can include current photographs and/or older photographs of the project area which illustrate the disturbance (approximately keyed to a project area map), past maps or site plans that accurately record previous disturbances, or current soil borings that verify past disruptions to the land. Agricultural activity is not considered to be substantial ground disturbance and many sites have been identified in previously cultivated land.

If you have any questions concerning archeology, please call Mike Schifferli at (518) 237-8643 ext. 3281.



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island Resource Center, PO Box 189, Waterford, NY 12188-0189

PROJECT REVIEW COVER FORM

Please complete this form and attach it to the top of any and all information submitted to this office for review.
Accurate and complete forms will assist this office in the timely processing and response to your request.

☐

This information relating to a previously submitted project
PROJECT NUMBER _____ **PR** _____
(Previous number assigned to this project by this office)

If you have checked this box and noted the previous Project Review (PR) number assigned by this office you do not need to continue unless any of the required information below has changed.

☐

This is a new project

If you have checked this box you will need to complete ALL of the following information.

Project Name _____

Location _____
You MUST include street number, street name and/or County, State of Interstate route number if applicable

City/Town/Village _____
List the correct municipality in which your project is being undertaken. If in a NON-INCORPORATED hamlet/village you must also provide the name of the town.

County _____

If your project covers multiple communities/counties please attach a list defining all municipalities/counties included.

TYPE OF REVIEW REQUIRED/REQUESTED

1. Is this project being developed using New York State funds ? ☐ Federal funds ? ☐

If you checked either or both of these boxes list the New York State and/or Federal Agency or Program that is providing the funding:

2. Does this project requires a New York State permit ? ☐ Federal permit ? ☐

If you checked either or both of these boxes list the New York State and/or Federal Agency or Program that is providing the permit and the type of permit being requested:

3. SEQRA ☐ New York State
Environmental Quality
Review Act

4. Information Request ☐
No state or federal funding or permit(s)
involved

CONTACT PERSON FOR PROJECT

Name _____ **Title** _____

Firm/Agency _____

Address _____ **City** _____ **STATE** _____ **Zip** _____

Phone ____ (____) _____ **Fax** ____ (____) _____

The Historic Preservation Review Process in New York State

In order to insure that historic preservation is carefully considered in publicly-funded or permitted undertakings, there are laws at each level of government that require projects to be reviewed for their potential impact/effect on historic properties. At the federal level, Section 106 of the National Historic Preservation Act of 1966 (NHPA) direct the review of federally funded, licensed or permitted projects. At the state level, Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law of 1980 performs a comparable function. Local environmental review for municipalities is carried out under the State Environmental Quality Review Act (SEQRA) of 1978.

Project review is conducted in two stages. First, the Field Service's Bureau assesses a property to determine whether or not it is listed in the New York State or National Registers of Historic Places. If not, it is reviewed to determine whether or not it meets the criteria to be included in the registers. If listed or determined eligible for listing, then the second stage of the review is undertaken. This portion of the review determines whether or not the proposed action/project will have an impact on the qualities of the property that make it eligible.

ALL PROJECTS SUBMITTED FOR REVIEW SHOULD INCLUDE THE FOLLOWING MATERIAL(S).

☐

Project Description

Attach a full description of the nature and extent of the work to be undertaken as part of this project. Relevant portions of the project applications or environmental statements may be submitted.

☐

Maps Locating Project

Include a map locating the project in the community. The map must clearly show street and road names surrounding the project area as well as the location of all portions of the project. Appropriate maps include tax maps, Sanborn Insurance maps, and/or USGS quadrangle maps.

☐

Photographs

Photographs may be black and white prints, color prints, or color laser/photo copies; standard (black and white) photocopies are NOT acceptable.

-If the project involves rehabilitation, include photographs of the building(s) involved. Label each exterior view to a site map and label all interior views.

-If the project involves new construction, include photographs of the surrounding area looking out from the project site. Include photographs of any buildings (more than 50 years old) that are located on the project property or on adjoining property.

VANTAGE CONSTRUCTION SUBDIVISION (01-55)

Mr. Al Mercurio appeared before the board for this proposal.

MR. PETRO: This project involves subdivision of 3 tax parcels into 20 lots, this plan is reviewed on a concept basis only. Lot number 20 already has a multi-family which is going to stay?

MR. MERCURIO: That's correct.

MR. PETRO: Nineteen additional new lots.

MR. MERCURIO: Eighteen. Vantage Construction is the contract purchasers, contract vendee of 17 acres of land which has frontage on Riley Road. Property is in an R-3 zone. We're proposing 20 lots, 18 would be developed with new residences. There's public water and sewer on Riley Road. We're proposing to build approximately 1,200 foot of new road servicing these lots with the public water and sewer. All of these lots will meet the minimum bulk requirements in the R-3 zone. Lot number 20 has a building with 3 apartments and a garage with one apartment above it. The minimum requirement for each unit would be 7,000 square foot or 38,000 square foot. This lot will have 51,000 square foot. Also lot number 19 has a single family dwelling on it.

MR. LANDER: Lot 1 is part of this subdivision?

MR. MERCURIO: That's correct, even though it was a separate tax parcel and the third tax parcel would be indicated as lot 14 on this plot, it would be purchased from the separate entity and that lot would be increased in size to one of the minimum requirements.

MR. PETRO: Sewer capacity, are you going to purchase it?

MR. MERCURIO: Yes, Vantage has purchased 6,300 gallons of sewer for 18 houses from Moodna Development.

MR. PETRO: Only 60 foot only cul-de-sac here for

frontage?

MR. EDSALL: For frontage, yes.

MR. PETRO: What's the radius of the cul-de-sac?

MR. MERCURIO: 75 feet.

MR. EDSALL: I haven't checked that yet because given the scale and a lot of things not being dimensioned, I'm waiting for a more accurate plan before compliance.

MR. LANDER: Lot 14 has access to Riley?

MR. MERCURIO: And 60 foot of frontage on the proposed road. The access would be off of the proposed cul-de-sac.

MR. PETRO: Why are there two accesses to lot 14?

MR. MERCURIO: When the land was developed, that portion as you'll refer to it that goes out to Riley Road was retained by the previous owners possibly for future development but that's when it was created.

MR. LANDER: What's the width of that where it enters onto Riley?

MR. MERCURIO: I believe it's 41 foot, if I remember reviewing the deeds.

MR. PETRO: That's why you're going to the circle to get your 60 feet?

MR. MERCURIO: Plus for access purposes, steep grade probably would not suffice.

MR. PETRO: It's going to be a town road obviously?

MR. MERCURIO: Correct.

MR. PETRO: Do you have the square footage?

MR. MERCURIO: Lot areas are indicated.

MR. PETRO: Do you have a copy of Mark's comments so you can correct the plans? There's no sense of us going over every one of them. Authorization and a motion to take, authorize circulation of lead agency coordination letter.

MR. LANDER: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board authorize the circulation of lead agency coordination letter to necessary agencies. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. EDSALL: Just so it's clear, the applicant, we had I think as part of that, you have requested a full EAF, given the number of lots, I will need copies of the EAF and additional copies of the plans as I request in my comments so I can do that circulation.

MR. PETRO: Okay. Fire inspector says I find the concept of the development acceptable, however, the water main size and hydrant location are not shown on the map.

MR. MERCURIO: Again, this is a sketch plan, it's preliminary stage, final will have all the information.

MR. PETRO: Highway says we need drainage plan, water's approved 9/24/01. I think that's all we're going to do. Anybody have a major problem with the layout of the plan?

MR. KRIEGER: Does the applicant need to be informed of the proposed change in the size?

MR. PETRO: No, because he's completed an application. It's not going to affect them because they'll be unaffected unless they close out the application before it's approved or a major change.

MR. LANDER: Your main road here is going to intersect Riley Road, sight distance there is--

MR. MERCURIO: Has been reviewed and we feel it's acceptable.

MR. EDSALL: We'll need those numbers on the plan, just again, that's part of the, what the highway super will look at.

MR. PETRO: I guess you have enough information to get started, give us a real plan.

MR. MERCURIO: Thank you.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
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Milford, Pennsylvania 18337
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e-mail: mhpa@ptd.net

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: VANTAGE CONSTRUCTION CORP MAJOR SUBDIVISION
PROJECT LOCATION: RILEY ROAD
SECTION 32 – BLOCK 2 – LOT 51.2, 45 & 46.12
PROJECT NUMBER: 01-55
DATE: 26 SEPTEMBER 2001
DESCRIPTION: THE PROJECT INVOLVES THE SUBDIVISION OF THREE TAX
PARCELS INTO TWENTY (20) LOTS*. THE PLAN WAS REVIEWED
ON A CONCEPT BASIS ONLY.
(*All single family except lot 20, which has existing multi-family)

1. The project is located in the R-3 Zoning District of the Town. The “required” bulk information on the plan is correct for the zone and use group, although the minimum livable floor area requirement (1000 s.f.) must be added.

Lot areas have been indicated and each appears to comply with the minimum requirement. The bulk table should include frontage and lot width values for each lot, to verify compliance. At this time I have *not* been able to verify that each lot meets these minimum dimensional requirements.

2. The applicant was to verify (and indicate on the plan) whether the property is within existing water and sewer districts, and note the district number. This is not on the plan. The Board should discuss the status of this with the applicant.
3. I have reviewed the plan in concept, and have the following comments:
 - a. The submitted plan has a 1” = 100’ scale. A more detailed scale will be required for the preliminary plan.
 - b. Topography appears to be based on USGS mapping. More accurate topographical information will be required.
 - c. Full details for all public improvements must be added to the plan.

d. A profile must be added to the plan for the roadway and utilities.

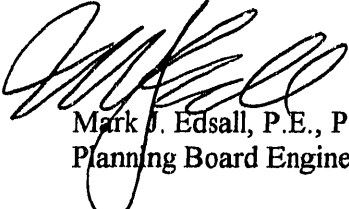
e. Sight distance values must be measured per Town standards, and indicated on the plan.

4. The Planning Board may wish to assume authorize the circulation of a Lead Agency coordination letter to begin the SEQRA review process. A Full Environmental Assessment Form should be required.

The applicant should submit an additional eight sets of plans and the Full EAF for Lead Agency circulation. This should be forwarded directly to my office.

Involved agencies appear to include the NYSDEC and OCDOH.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW01-55-26Sept01.doc



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF

New Windsor

P/B # _____

WORK SESSION DATE:

3 JUNE 98

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

Yes later

Full later

PROJECT NAME:

Vantage (Sperry property)

PROJECT STATUS:

NEW OLD

REPRESENTATIVE PRESENT:

Ala And Andy Bell

MUNIC REPS PRESENT: BLDG INSP. _____

FIRE INSP.

ENGINEER

PLANNER _____

P/B CHMN. _____

OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Q where is deed for road Row thru
property - if we (town didn't get we
should get row)

Alan will talk to Phil Cratte & follow
up re dedic. & deed

RESULTS OF P.B. MEETING OF: September 26, 2001

PROJECT: Vantage Const. Sub. P.B.# 01-55

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y ☒ N ☐

M) ☐ S) ☐ VOTE: A ☐ N ☐

2. ~~TAKE LEAD AGENCY:~~ Y ☐ N ☒

CARRIED: YES ☐ NO ☐

M) ☐ S) ☒ VOTE: A ☒ N ☐

CARRIED: YES ☒ NO ☐

WAIVE PUBLIC HEARING: M) ☐ S) ☐ VOTE: A ☐ N ☐ WAIVED: Y ☐ N ☐

SCHEDULE P.H. Y ☐ N ☐

SEND TO O.C. PLANNING: Y ☐

SEND TO DEPT. OF TRANSPORTATION: Y ☐

REFER TO Z.B.A.: M) ☐ S) ☐ VOTE: A ☐ N ☐

RETURN TO WORK SHOP: YES ☐ NO ☐

APPROVAL:

M) ☐ S) ☐ VOTE: A ☐ N ☐ APPROVED: _____

M) ☐ S) ☐ VOTE: A ☐ N ☐ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y ☐ N ☐

DISCUSSION/APPROVAL CONDITIONS:

Need additional copies of Plans + EAF for L.A. Letter
Need drainage Plan



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B #

WORK SESSION DATE: 21 JAN 98

APPLICANT RESUB.
REQUIRED: Full Appl later

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Vantage Court. s/p.

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: John Tarolli/And.

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. But
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Rt 300 South of Continental Manor
- @ old road (stone wall land)
- 65-2 lots 1, 1 and 3
- Kunstar/Sperrey 91 vintage
- who owns the 50' strip lead to T/W (John Tarolli)
- R-5 B-10
- disic sewer/mainline/Majestic
- need sewer main extension
- ck if property is in sewer dist/water district

PB #01-55
Application fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#909-2001

09/19/2001

Construction, Vantage

Received \$ 100.00 for Planning Board Fees on 09/19/2001. Thank you for stopping
by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/19/2001

PAGE: 1

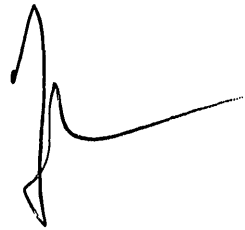
LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-55

NAME: RILEY ROAD SUBDIVISION - PA2001-0589

APPLICANT: VANTAGE CONSTRUCTION, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/19/2001	REC. CK. #11771	PAID		1800.00	
			-----	-----	-----
		TOTAL:	0.00	1800.00	-1800.00



**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Town Planning Board
FROM: Frank Malloy, Asst. Fire Inspector
SUBJECT: Vantage Construction
DATE: 11 September 2003

Planning Board Reference Number: PB-0155
Date Received: 8-28-03
Fire Prevention Reference Number: FPS-03-039

A review of the above referenced subdivision plans was conducted on September 11, 2003.

The plans at this time are acceptable.

Plans Dated: 28 August 2003



Frank Malloy
Asst. Fire Inspector

FM/dh



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E. (NY & NJ)
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JAMES M. FARR, P.E. (NY & PA)

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

(TOWN) VILLAGE OF: NEW WINDSOR P/B APP. NO.: 01 - 55

WORK SESSION DATE: 15 MAY 2002 PROJECT: NEW OLD ✓

REAPPEARANCE AT W/S REQUESTED: yes RESUB. REQ'D: yes

PROJECT NAME: Vantage Const. Sub.

REPRESENTATIVES PRESENT: Andy Bell - John Tarolli

MUNICIPAL REPS PRESENT:

BLDG INSP.	<u>✓</u>	FIRE INSP.	<u> </u>
ENGINEER	<u>EAD</u>	PLANNER	<u> </u>
P/B CHMN	<u> </u>	OTHER	<u> </u>

ITEMS DISCUSSED:

Discussed Combining Lots

Discussed ^(MARK'S) your comments of 3/27

To discuss cul-de-sac w/ highway
Sept. (Also discuss Harry's review)

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

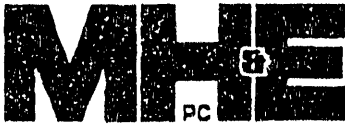
LIGHTING

(Streetlights)
LANDSCAPING

BLACKTOP

ROADWAYS

Spoke to John Egitt re: sewer - still discussing several options
Must resolve before returning to the Board



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CONSULTING ENGINEERS P.C.

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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN / VILLAGE OF: New Windsor P/B APP. NO.: 01-55
WORK SESSION DATE: 3 July 02 PROJECT: NEW OLD
REAPPEARANCE AT W/S REQUESTED: later RESUB. REQ'D: new plan
PROJECT NAME: Vantage Constr.
REPRESENTATIVES PRESENT: Andy Bell
MUNICIPAL REPS PRESENT: BLDG INSP. FIRE INSP. Rich
ENGINEER X PLANNER
P/B CHMN OTHER

ITEMS DISCUSSED:

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)
LANDSCAPING

BLACKTOP

ROADWAYS

ROM #1 They will be doing new SPS to
replace ejector - dealing with
Sewer & ROM

254 #2 Drainage - W/Q - PJH needs
to determine if anything simple
can be done -

MJE #3 increased cul-de-sac ROW -
confirm HK has no problem with it
100/120 vs proposed 100/140

MJE set up mtg PJH + HK re #2 #3

WorksessionForm.doc 9-01 MJE

5 sets new plans. 7/10 AGENDA



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

Engineer for the Town

June 11, 2002

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

ATTENTION: JAMES R. PETRO, JR., PLANNING BOARD CHAIRMAN
SUBJECT: VANTAGE CONSTRUCTION SUBDIVISION - RILEY ROAD

Dear Chairman Petro and Board Members:

Please be advised that the applicant for subject project has met on several occasions with John Egitto of Camo and the undersigned in regard to sewerage facilities. The existing residential area of Sewer District #19, which includes the proposed subdivision, is served by a small sewage ejector station, which is not capable of handling the additional dwelling units proposed by Vantage. Vantage has, therefore, agreed to rehabilitate and/or replace the existing pump station with a design capacity to handle the existing dwelling units as well as the proposed subdivision. The design aspects of the replacement system are presently under review and consideration by our office and Camo Pollution Control.

On the basis of the above, we would request that you proceed with your review of the subdivision in consideration of the fact that the sewage disposal issue should be resolved and agreements formalized prior to your final approval.

Very truly yours,

Richard D. McGoey, P.E.
Richard D. McGoey, P.E.,
Engineer for the Town

RDM:mlm

cc: Michael Babcock, Building Inspector
Mark J. Edsall, P.E. - P.B. Engineer
John Egitto - Camo Pollution Control

cc Savelli



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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- ☐ Branch Office
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Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF NEW WINDSOR P/B # _____

WORK SESSION DATE: 20 JUNE 01 APPLICANT RESUB.

REAPPEARANCE AT W/S REQUESTED: YES

REQUIRED: Full App later

PROJECT NAME: Vantage

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Tarulli/Andr.

MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

R-3

- no length restriction for town road
- In sewer district - verify SD #
- 350 gpd.
- sight distance - need FI placard # on plan.
- belgian block detail to Tarulli.
- water test?

CLOSING STATUS

- _____ Set for agenda
- _____ possible agenda item
- _____ Discussion item for agenda
- _____ ZBA referral on agenda

pbwsform 10MJE98



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

2-3

TOWN/VILLAGE OF New Windsor P/B # -

WORK SESSION DATE: 15 AUG 01 APPLICANT RESUB.
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: Not now

PROJECT NAME: Vantage

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT: Andy Bell / Mike Lair

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- John Tarulli on vac
- Belgian block detail to Tarulli
- Preexist NC for lot width?
- 1/3 may kill lot 14
- sewer realtor via Jacobowitz
- lot 20 multi fam - exist area? ref basis for lot size.
- need full bulk table.
- lot width, footage area all lots.
- Do it / DEC
- reconnect utils Lot 19 into Road util.
- lots road grading.

CLOSING STATUS

- X Set for agenda next avail
 possible agenda item
 Discussion item for agenda
 ZBA referral on agenda

pbwsform 10MJ98



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

RECEIVED

TO: ☐ FIRE INSPECTOR, ☐ WATER DEPT.,
☐ SEWER DEPT., ☒ HIGHWAY DEPT.

APR 01 2002

N.W. HIGHWAY DEPT.

P.B. FILE # 01-55 DATE RECEIVED: 3/12/02

PLEASE RETURN COMPLETED FORM TO MYRA BY: A.S.A.P.

THE MAPS AND/OR PLANS FOR:

Vantage Const.
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ APPROVED:

Notes: _____

☒ DISAPPROVED:

Notes: Prop Detention / First Flush Area
I would like to have a detand system that
would require less maintenance for the town

Signature: [Signature]

Reviewed by:

Date

4/1/02



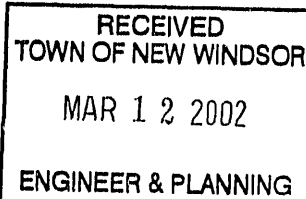
Town of New Windsor

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New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☐ WATER DEPT.,
☒ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # 01-55 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 3-20-02

THE MAPS AND/OR PLANS FOR:

Varitage Const
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: _____

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by: _____

Date: 4/1/02



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☒ WATER DEPT.,
☐ SEWER DEPT., ☐ HIGHWAY DEPT.

RECEIVED
TOWN OF NEW WINDSOR
MAR 12 2002
ENGINEER & PLANNING

P.B. FILE # 01-55 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 3-20-02

THE MAPS AND/OR PLANS FOR:

Vantage Const.
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: Water available

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by: _____

Date: 3-15-02



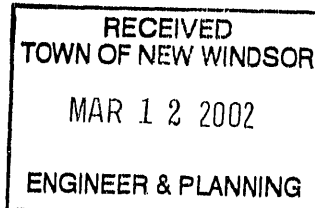
Town of New Windsor

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OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☒ FIRE INSPECTOR, ☐ WATER DEPT.,
☐ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # 01-551 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 3-20-02

THE MAPS AND/OR PLANS FOR:

Vantage Const.
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ APPROVED:

Notes: _____

☒ DISAPPROVED:

Notes: Water main size is not shown on plans.
Minimum of 8" diameter is required.

Signature: [Signature] Reviewed by: [Signature] Date: 16 March 2002

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: March 18, 2002

SUBJECT: Vantage Construction Corp.

Planning Board Reference Number: PB-01-55

Dated: 12 March 2002

Fire Prevention Reference Number: FPS-02-015

A review of the above referenced subject subdivision plan was conducted on 18 March 2002, with the following being noted:

- 1) The water main size is not shown on the drawings.
A minimum size of eight (8) inch diameter is needed.**

Once the above is shown on the drawings, these plans will be acceptable.

Plans Dated: 18 February 2002 Revision 1



Robert E. Rodgers

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **01-55**

DATE PLAN RECEIVED: **RECEIVED**
JAN 18 2002

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Venture Construction Corp has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Water is available for this Project -
Contact water Dept -

HIGHWAY SUPERINTENDENT DATE

Steve D. Davis 1-24-02

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF: New Windsor P/B APP. NO.: _____

WORK SESSION DATE: 2 JAN 2002 PROJECT: NEW _____ OLD _____

REAPPEARANCE AT W/S REQUESTED: yes RESUB. REQ'D: _____

PROJECT NAME: Vantage

REPRESENTATIVES PRESENT: John Tarolli / Andy Bell (John Olin later)

MUNICIPAL REPS PRESENT:

BLDG INSP.	_____	FIRE INSP.	_____
ENGINEER	<u>X</u>	PLANNER	_____
P/B CHMN	_____	OTHER	_____

ITEMS DISCUSSED:

STND CHECKLIST:

- need confirm*
- #19 #11
 - sewer + water district -
 - recall via Meadowmont Camp
 - moved dirt for sight dist
 - Drainage dist memo to John T
 - wanted (John Olin) seepage - NG.?
 - need drainage report.
 - talk to Henry -
 - MJE talk to PJH re John Tarolli will call him
 - lot dedicated
 - add frontage to feeble
 - will come in to ask for PJH

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____

(Streetlights)

LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

Pass 1/23/02
mtg.

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: January 22, 2002

SUBJECT: Vantage Construction Corp.

Planning Board Reference Number: PB-01-55

Dated: 18 January 2002

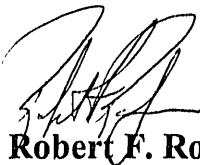
Fire Prevention Reference Number: FPS-02-005

A review of the above referenced subject subdivision plan was conducted on 22 January 2002.

This subdivision plan is acceptable.

Please have owner contact my office with a proposed street name.

Plans Dated: September 2001



Robert F. Rodgers



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

SEP 20 2001

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

N.W. HIGHWAY DEPT.

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-55

RECEIVED

Please return
by 9/25/01

DATE PLAN RECEIVED: _____

SEP 19 2001

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved _____,

disapproved _____.

If disapproved, please list reason _____

Need drainage Plan

[Signature]
HIGHWAY SUPERINTENDENT

9/24/01
DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-55

DATE PLAN RECEIVED: _____
RECEIVED
SEP 19 2001

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Venture Const. Corp. has been

reviewed by me and is approved ☒

disapproved _____.

~~If disapproved, please list reason~~ _____

Water is available for this project

HIGHWAY SUPERINTENDENT DATE

Stan D. D. - 9-26-01
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: September 20, 2001

SUBJECT: Vantage Construction Corp.

Planning Board Reference Number: PB-01-55

Dated: 19 September 2001

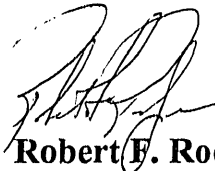
Fire Prevention Reference Number: FPS-01-153

A review of the above referenced sketch plan was conducted on 19 September 2001.

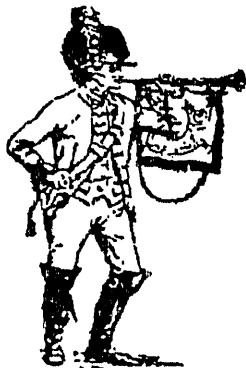
I find the concept of the development acceptable, however the water main size and hydrant location are not shown on the map.

This subdivision plan is rejected.

Plans Dated: 21 September Rev. 1



Robert F. Rodgers



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

2001-0589

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change ☐ Site Plan ☐ Special Permit ☐

Tax Map Designation: Sec. 32 Block 2 Lot 51, 2
45
46.12

1. Name of Project Riley Rd Subdivision2. Owner of Record Kronhera & Sherman Phone _____

Address: New Windsor & Los Angeles See Propy
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant VANTAGE Const. Inc. Phone 564-0002

Address: 372 South Plant Rd Newburgh ny
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Mercurio Norton Torrelli Phone 777-3602

Address: PO Box 166 45 Main St Pine Bush 12566
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney ALAN Apleged Phone 562-3366

Address: 356 Meador Ave Newburgh
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Andy Bell 564-0002
(Name) (Phone)

7. Project Location:

On the West side of Riley Rd 4,000 feet
(Direction) (Street) (No.)
South of Rt 207
(Direction) (Street)

8. Project Data: Acreage 18 ac Zone R-3 School Dist. Newburgh

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) 20 lot
Subdivision - Residential

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

21st DAY OF August, 2001 19

Alan J. Axelrod
ALAN J. AXELROD

NOTARY PUBLIC, State of New York
Qualified in Orange County
No. 02AX4520760

Commission Expires November 30, 2002

Andrew Bell

APPLICANT'S SIGNATURE

Andrew Bell

Please Print Applicant's Name as Signed

TOWN USE ONLY
RECEIVED

SEP 19 2001

DATE APPLICATION RECEIVED

01-55

APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

✓ MADDELENA + GIUSPPE FRONTERA, deposes and says that he resides
(OWNER)

✓ at 485 RILEY RD. NEW WINDSOR, NY in the County of ORANGE
(OWNER'S ADDRESS)

and State of N.Y. and that he is the owner of property tax map

✓ (Sec. 32 Block 2 Lot 51.2)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in

the foregoing application and that he authorizes:

✓ John Bell Montags Const. Inc.
(Applicant Name & Address, if different from owner)

372 South Plank Rd
Marlburg NY 12556

MERCURIO, NORTON & TAROLLI
LAND SURVEYING-ENGINEERING, P.C.
P.O. BOX 166
PINE BUSH, NEW YORK 12566

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 8-21-01

Michael P. Mondella
Witness' Signature

Maddelena Frontera (M. Ch. Feig) x
Owner's Signature as agent

[Signature] x
Applicant's Signature if different than owner

[Signature]
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

RECEIVED
SEP 19 2001

01-55

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

SHERMAN TRUST c/o SANDY BRENNAN, deposes and says that he resides
(OWNER)

at 3351 MOORE ST. LOS ANGELES in the County of LOS ANGELES
(OWNER'S ADDRESS)

and State of CALIFORNIA and that he is the owner of property tax map

(Sec. 32 Block 2 Lot 46.12)
designation number (Sec. 32 Block 2 Lot 45) which is the premises described in

the foregoing application and that he authorizes:

x Andrew Bell Vantage Const. Inc Newburgh NY 12550
(Applicant Name & Address, if different from owner)

(Name & Address of Professional Representative of Owner and/or Applicant)
MERCURIO, NORTON & TAROLLI
LAND SURVEYING-ENGINEERING, P.C.
P.O. BOX 166
PINE BUSH, NEW YORK 12566

to make the foregoing application as described therein.

Date: 8-21-01

Daniel P. Mondello
Witness' Signature

Sandy Brennan (Michelle x)
Owner's Signature as agent
Andrew Bell x
Applicant's Signature if different than owner
Tarolli
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

RECEIVED
SEP 19 2001

01-55

TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST
SKETCH PLAN

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

- (A) SHALL BE SHOWN ON
PREL & FINAL PLANS
1. (A) Name and address of Applicant.
 - * 2. (A) Name and address of Owner.
 3. X Subdivision name and location
 4. (A) Provide 4" wide X 2" high box directly above title block preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
(ON ALL PAGES OF SUBDIVISION PLAN)
 5. X Tax Map Data (Section, Block & Lot).
 6. X Location Map at a scale of 1" = 2,000 ft.
 7. X Zoning table showing what is required in the particular zone and what applicant is proposing. (A)
 8. NA Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
 9. X Date of plat preparation and/or date of any plat revisions.
 10. X Scale the plat is drawn to and North arrow.
 11. X Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
 12. (A) Surveyor's certificate.
 13. (A) Surveyor's seal and signature.
 14. (A) Name of adjoining owners.
 15. NA Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
 - * 16. NA Flood land boundaries.
 17. NA A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
 18. (A) Final metes and bounds.

19. (A) Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. (A) Include existing or proposed easements.
21. (A) Right-of-way widths.
22. (A) Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. (A) Lot area (in square feet for each lot less than 2 acres).
24. X Number the lots including residual lot.
25. (A) Show any existing waterways.
- *26. NA A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. (A) Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
28. (A) Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. (A)/NA Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. NA Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. NA Provide "septic" system design notes as required by the Town of New Windsor.
32. (A) Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. (A) Indicate percentage and direction of grade.
34. (A) Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. (A) Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. NA A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: J. Tarolli PE/CS 8/22/01
Licensed Professional Date

MERCURIO, NORTON & TAROLLI
LAND SURVEYING--ENGINEERING, P.C.
P.O. BOX 166
PINE BUSH, NEW YORK 12566

PROJECT I.D. NUMBER

617.20

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR VANTAGE CONSTRUCTION CORP.	2. PROJECT NAME VANTAGE CONSTRUCTION CORP. SUBD.
3. PROJECT LOCATION: Municipality (CT) NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) RILEY ROAD, ± 1/2 MILE SO. OF NYS RT 207	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: 20 RESIDENTIAL BUILDING LOTS, TWO OF WHICH WILL CONTAIN EX. DWELLINGS. PROPOSED 1150 LF PUBLIC ROAD; PUBLIC WATER & SEWER	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input checked="" type="checkbox"/> Other Describe: RESIDENTIAL, AQUEDUCT (NWC) & THRUWAY.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals NYS DEC & SEWER LINE EXT. OR. CO. HEALTH DEPT & WATER LINE EXT & REALTY SUBD	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: VANTAGE CONSTRUCTION CORP.	Date: 8/22/01
Signature: J. Tarolli PE/LS Project Engr.	MERCURIO, NORTON & TAROLLI LAND SURVEYING-ENGINEERING, P.C. P.O. BOX 166 PINE BUSH, NEW YORK 12566

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

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1
SEP 19 2001

01-55

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.</p>	
<p>D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly</p>	

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination and significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

RE: RESOLUTION-REVISIONS TO BULK/USE TABLES
ZONING LOCAL LAW - TOWN OF NEW WINDSOR

MOTION BY MEMBER Bresnan
SECONDED BY MEMBER Argenio } 5 Ayes
0 Nays

That the Planning Board of the Town of New Windsor adopt the following Resolution:

WHEREAS, the Planning Board members have taken note of the changing circumstances in the Town of New Windsor with respect to traffic congestion, construction of very large houses on small to medium-sized lots, and suburban sprawl in general; and

WHEREAS, the Planning Board is of the opinion that the best interests of the Town of New Windsor will be served by increasing minimum lot sizes throughout the Town of New Windsor.

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Town of New Windsor recommend to the Town Board that the following changes to the Bulk/Use Table of the Town of New Windsor Zoning Local Law be adopted immediately:

1. The minimum lot size in Zone R-1, R-2, and R-3 (including two family) be revised to 80,000 sq. ft.; and
2. The minimum lot size in Zone R-4 and R-5 be established at one acre, 43,560 sq. ft.
3. The Planning Board recommends that the new lot sizes be applicable to all lots in the zone, including lots with municipal sewer and/or water.
4. The Planning Board requests that the proposed changes to the Zoning Local Law, if adopted by the Town Board, be applied to every Planning Board application submitted or substantially revised

from this date forward; and that each applicant be so notified by the Planning Board Secretary; and

5. At the option of each applicant, pending the adoption or rejection of these proposed changes to the Zoning Local Law by the Town Board, the Planning Board will agree to review each application submitted under both the proposed new code revisions, as well as the existing code sections.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Town Board immediately.

ROLL CALL: 5 Ayes
0 Nays

MOTION CARRIED: yes

Adopted at Planning Board Meeting dated: 8-22-01

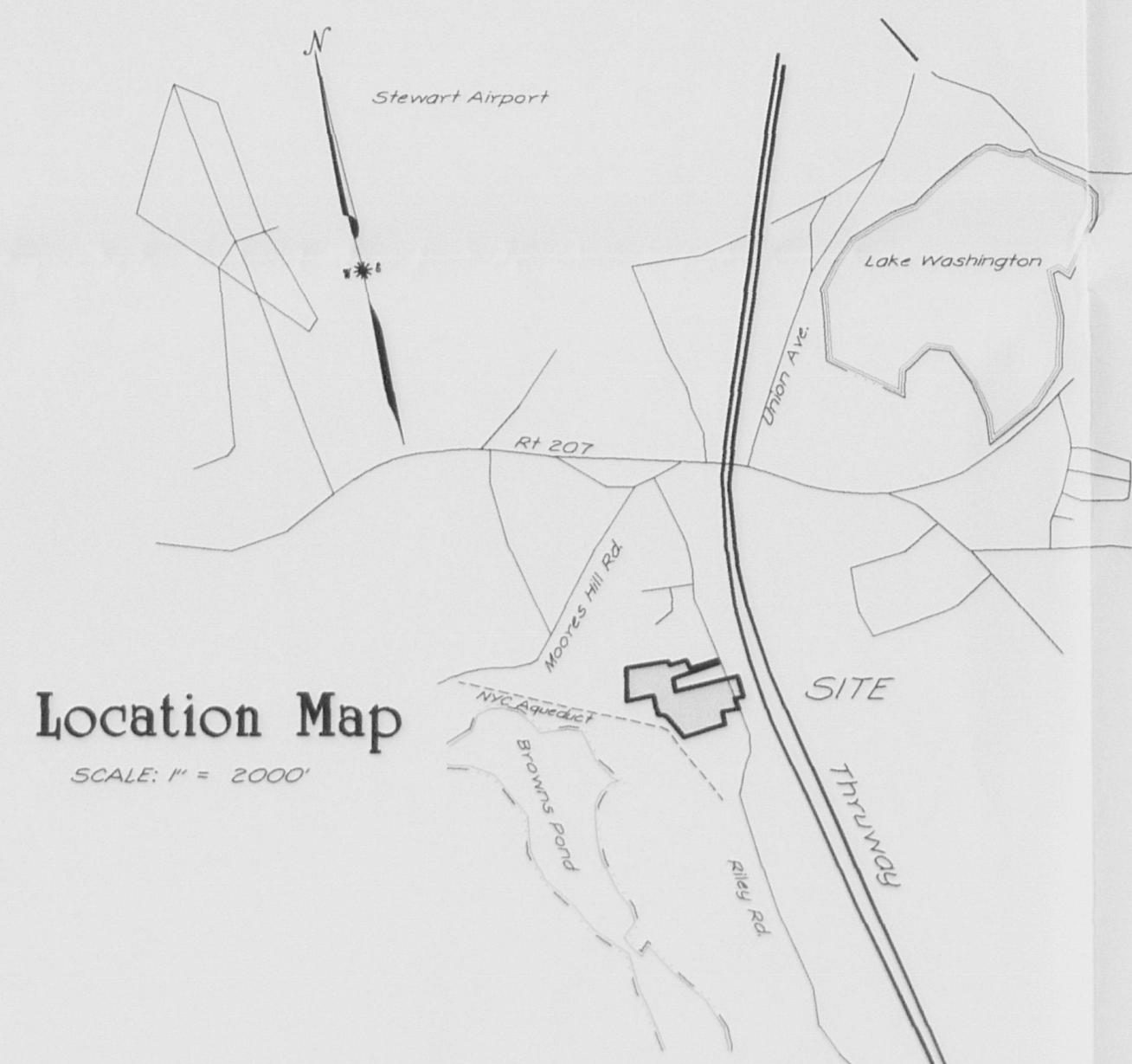
Charles Bell

Zoning Legend R - 3

MINIMUM LOT AREA	21,780 SF (0.5 Acres) (with water & sewer)
MINIMUM LOT WIDTH	100'
MINIMUM YARDS:	
REAR	40'
SIDE	15' / 30'
FRONT	35'
MINIMUM STREET FRONTAGE	60'
MAXIMUM HEIGHT	35'
MAXIMUM DEV. COVERAGE	20%

Legend

	PROPERTY LINE & CORNER
	SET 5/8" IRON ROD AT PROPERTY CORNER
	UTILITY LINE AND POLE
	ADJOINER'S PROPERTY LINE
	LIBER OF DEEDS, PAGE
	TAX MAP DESIGNATION
	STONE WALL
	WIRE FENCE
	WATERCOURSE
	EX. HOUSE or STRUCTURE
	MIN. ZONING SETBACK LINE
	EX. CONTOUR LINE (Assumed Datum)
	PROPOSED CONTOUR LINE
	PROPOSED HOUSE, LOWEST SEWERABLE ELEVATION
	PROP. DRIVEWAY
	BOX WIRE FENCE
	CHAIN LINK FENCE



Lot Areas

LOT No.	AREA (SF)
1	22,300
2	26,300
3	32,300
4	27,700
5	32,600
6	39,600
7	30,500
8	24,500
9	24,500
10	49,500
11	39,700
12	23,700
13	34,800
14	60,200
15	36,300
16	27,600
17	22,100
18	22,900
19	22,600
19	51,700

NOTE: ALL LOTS MEET BULK ZONING REQUIREMENTS
(lot width, front, side, rear yards, street frontage)

Prepared by:

MERCURIO-NORTON-TAROLLI
Land Surveying-Engineering, P.C.
P.O. BOX 166
45 MAIN STREET
PINE BUSH, N.Y. 12566
TEL 514-744-3620
FAX 514-744-3805

* Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's embossed seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.
* Only copies from the original tracing of this survey map marked with the Land Surveyor's embossed seal shall be considered "true, true copies."
* Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the Delaware Hudson Land Surveyors Association. Said certifications shall run only to those named individuals and/or institutions for whom the survey was prepared. Certifications are not transferable to additional individuals, institutions, their successors and/or assigns, or subsequent owners.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	8-21-01	ENGINEER'S COMMENTS	JT

Total Area: ± 17.0 Acres

Sketch Plan: Subdivision of Lands of Vantage Construction Corp.

(CONTRACT PURCHASER)

TAX MAP REF: SECTION 32, BLOCK 2, LOT 51.2
TAX MAP REF: SECTION 32, BLOCK 2, LOT 45
TAX MAP REF: SECTION 32, BLOCK 2, LOT 46.12

Town of New Windsor
Orange County, State of New York

Scale: 1" = 100' July 2001

J. Tarell

JOB 2766

